

BOOK NO. 6.



HOUSES & COTTAGES

AUTHOR
OF
"COTTAGE PORTEFOLIO"

DESIGNED AND
PUBLISHED BY

Price
\$1.00

J. S. HOPKINS.
ARCHITECT
GRAND RAPIDS
MICH.

BOOK NO. 6.

HOUSES AND COTTAGES.

— A COLLECTION OF —

HOUSE AND COTTAGE DESIGNS

Containing 58 Designs Costing from \$150 to \$1,500.

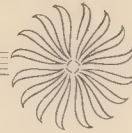
DESIGNED AND
PUBLISHED BY

D. S. HOPKINS, ARCHITECT, 

Author of "Cottage Portfolio" and First, Second and Third
Editions of "Houses and Cottages."

GRAND RAPIDS, MICH.

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Design patents applied for.

Respectfully,

D. S. HOPKINS, Architect.



NOTICE: Persons using a design once have had value received, and anyone using a design that has been used once, either the original or a copy, is using the architect's property, and it is held by the highest courts that pay can be collected for use of said design, the same as at first, for every time they are used.



WHAT IS IN MY FOUR BOOKS?

TO THE BUILDING PUBLIC:—

The popularity and demand for my published designs call for another and larger edition of my books. In this edition I have a large variety of styles and costs, classified into four books including 104 new designs, never published before. Book 6, contains 58 designs, ranging from \$150 up to \$1,500 and includes all styles and manner of plans, all practical and of the latest style of enclosure. The study has been to produce good looks by good proportions and plain, tasty details. No sawed work, ginger bread styles, but all substantial and lasting. Book 7, contains 57 designs costing from \$1,600 up to \$2,500. All styles imaginable. All practical and tasty. Several double tenement designs. Book 8, contains 54 designs costing from \$2,600 to \$3,500; all modern in plan and arrangements. Quite a number of double tenements shown in this book. Book No. 9, contains 20 designs of dwellings, costing from \$3,600 up to \$10,000, and 12 designs of stables, ranging from \$150 up to \$1,500. In these books will be found the greatest variety and styles of plans published. Price, \$1.00 for any single book; any two books, \$1.50; all four, \$2.00; postage prepaid. Any party purchasing books and ordering plans from same, will be credited with cost of same on said plans.

THE BENEFIT OF PROCURING PLANS, WORKING DETAILS, ETC.

With proper plans it is an easy matter to build a satisfactory house, and if the architect furnishes such, he will repay the amount of his fees many times in the sense of security given the client as well as the builders, as both will know just what is to be done before commencing, and the owner will receive what he pays for.

All drawings must be plain and explicit on all points involved in the construction, and with the full and complete specifications combined, would protect the owner's and builder's interests alike.

Many builders have the idea that plans are only for the owner's interest. This is a great mistake. To the honest builder plans and specifications are of the utmost importance, and are his safeguard oftentimes, regarding his reputation, etc.

ONLY ONE RIGHT WAY TO BUILD. And first when about to build study up ideas and take plenty of time to satisfy yourself of your wants, requirements, etc., and then when you get your plans, have them right just as you wish the house to be built. The exterior part you have to leave largely to the architect, as that is what he is for—to clothe up and dress the building suitably and in good taste, and at the same time substantially. Avoid these freaky styles; best to depend upon good proportions and pleasing roof lines, and particularly upon the proper coloring in painting or staining of the building. The plans in these books can all be changed or modified to suit, and patrons will be assisted cheerfully in making any selections, and pencil sketches, etc., will be sent back and forth until the client is fully satisfied, when the orders are properly placed, as under head of "How to Order Plans." It is not the intention to confine patrons to these plans in any respect and charge for every slight change. Any interior change such as moving partitions, putting in or taking out a fire place, moving doors or windows, so long as you do not disturb the exterior, no extra charge is made; but when changes require enlarging or reducing size of plans or change in height of stories, such changes would require new elevations and extra charges, as near actual cost as possible would be made.

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COMPETITION is the best and only way to get the best figures and is only possible when you have complete plans, details and specifications, from which all can figure alike.

• • •

No plans are kept in stock, except the original office copies, and from one to three days or a week is required, from the time of receiving the final order to get out the full plans. But if time is limited the foundation plan can be prepared at once and forwarded so work can be commenced.

PRICES FOR PLANS.

If you find a design in this book that pleases you as it is, the price given on page 10 is for full plans, full size details, and complete specifications and bill of materials, all very full and complete, so any ordinary carpenter or builder will have no trouble in going ahead and completing the work, and in case you do not find just what you want, write me what changes you desire made, first placing your order and complying with conditions given on next page (How to Order Plans, Etc.), and I will scale up a plan with changes and send to you for approval.

NEW WORK. Where you have an idea of your own that you have studied up for floor plans and you would like full plans from same, I will be pleased to work them out, submitting pencil sketches, and giving full satisfaction, the same as if from any of my designs. My charges for new meritorious work would be about two per cent. upon cost of buildings. If the design was out of the usual order, as to general wants, the charges would be two and one-half per cent. upon the cost of building.

THE PLANS.

The elevations of at least three sides of building, and necessary floor plans and foundation plan are drawn to a scale of $\frac{1}{4}$ inch to one foot upon tracing cloth, all neatly bound up in a neat waterproof cover. The roof and frame plan gives all sides of building, showing pitch of roofs, height of studding and stories, and all materials pertaining to framing the frame properly.

The exterior details are all drawn full size, that will go on paper 36 inches wide, and 7 feet long. All interior details are full size or large scale drawings. Doors and stairs are all given in full size and scale details.

Knowing as I do that my working drawings when they leave the office, go out of reach of my personal supervision, I have taken especial pains to make everything very plain and easily understood

by the builders. Every exterior detail that goes from the office is full size and drawn by hand (not printed).

The specifications are very full and complete, giving all minute instructions, how to do all work, and the kind and size of materials, kind and size of nails to use for certain places, quality of material, glass, hardware, plumbing, tinning, colors for painting, with color cards, in fact all and every particular concerning constructing the building complete. Rules governing contractor, if let by contract, and bill of material if required; also a set of blank builder's contract ready for filling out.

HOW TO ORDER PLANS, AND WHAT I DESIRE TO KNOW.

After having decided to have certain plans, or some one changed to suit you, observe the price given, and send with your order at least one-third of cost of said plan, as a guarantee of good faith, and pencil sketches will be sent for approval, as before mentioned when desired, free of charge when the above conditions are complied with. Where full price of plans is sent with order, the plans are sent express paid. Otherwise plans when complete will be sent C. O. D. collect return charges, with privilege of examination at express office. Make all remittances for plans by draft, express, or money order (do not send individual checks), payable to the order of D. S. Hopkins, on the receipt of which your order will receive prompt attention.

PARTICULAR.

I desire patrons to be very particular about informing me regarding the plumbing (if wanted included), also sewerage, gas, water supply, cesspool, door hardware, kinds of woods for finish for different rooms, stone or brick foundations; how much cellar, furnace, water or steam heat, shingle, slate or metal roof, and any particular matter not usual about such building.

REGARDING ESTIMATES.

As it is impossible to make estimates that will hold good in all parts of the country where prices of material and labor vary so much and facilities for getting mill work done are not good, in consequence, home prices have been used, as given below. The lowest estimate given is based upon these figures, and for the higher estimate 25 to 30 per cent. has been added, which will be sufficient for almost any locality where material and labor are not too high.

PRICES AS USED FOR ESTIMATING.

Excavation, per yard,	\$ 20
Stone foundation put in complete, per perch (26 cubic feet)	2.25
Brick laid in wall, per M,	12.00
Plastering, two coats, per yard,	.20
Frame lumber, per M, Hemlock,	11.00
Flooring ready to lay, per M,	17.00
Siding, second clear, 4 inch, ready to lay, per M,	16.00
Sheeting and roofing, per M,	12.00
Pine shingles, per M, best 16-inch sawed,	3.00
Slate, best laid per square (100 ft.),	8.00
Finished lumber, pine, per M,	30.00 to 35.00
Painting, per yard, each coat,	.06
Carpenter's wages, per day,	2.25
Mason's wages, per day,	3.50
Laborer's wages, per day,	1.50
Hardwood, finished (with hardwood doors extra over pine), per room, about	20.00

INCLUDED IN THE ESTIMATES.—

For small cottages with brick foundation, 9 inch walls are used; for larger houses, 12 inch walls; where stone is used for foundation 16 inch walls for small, and 18 inch walls for larger wood

residences; for brick dwellings heavier walls are used in proportion to size, etc. In nearly every case the walls show 2 feet 6 inches above grade or finish. Dressed or matched sheeting with waterproof building paper under weather boarding and exterior finish is included in all estimates. Roofs to be boarded tight for slate and paper lined under, and open roofing for shingles, no paper.

Brick work for chimneys, good even colored hard burned brick for ordinary work, others good pressed brick. All outside doors $1\frac{3}{4}$ inches thick, and all glass double strength, A. A. American Sheat; good quality of hardware; heavy tin gutter and conductors; for ordinary cheap work, galvanized iron conductors, for the better grade of work, all tin work. Porch floors, $\frac{7}{8}$ inch by 4 inch, paint joints, three coats of paint. A cistern is included, also cement bottom and banks in all cellars. No mantels, hearths, grates or heating are included in estimates. If plumbing is estimated, description of designs will mention it.

THE MODIFICATIONS.

These are suggestions showing some of the many changes that could be made if desired on each design. Always bear in mind that any change that requires new drawings will be charged extra for in proportion to time required in making same. The estimated cost does not include any of these modifications.

Prices of various fixtures, etc., which will assist patrons to determine the extra cost of changes. Supposing water and sewerage to be within 25 to 30 feet of the house. To connect with water main and carry to sink in lead pipes with sill cock for lawn sprinkling \$20 to \$25, and in connection provide 30 gallon galvanized iron boiler and bath room with wash out tank water closet, wash bowl with hot and cold water and 10 ounce copper-lined bath tub with hot and cold water, all complete with neat nickle fixtures, if not over 30 feet from range or stove, \$115. Without boiler or hot water \$80. Gas piping from \$10 to \$25. Hot air furnace from \$100 to \$250. Steam, \$300 to \$500; hot water, \$400 to \$800, as

a bases, double the price for hot water over steam ordinarily, double price of furnace for steam. Mantels, grates and tile hearths cost from \$25 up. A neat design with over mantel and bevel glass mirror costs from \$50 to \$75, in all ordinary natural wood finish. Cesspools cost from \$10 to \$25. Bay windows and small porches from \$40 to \$75. Seventy-five barrel cistern, brick lined and arched \$25 to \$30.



PRICE-LIST

OF

Full Plans, Full Size Details and Specifications

FOR ALL THE DESIGNS IN THIS BOOK.

PLANS, AND HOW TO ORDER THEM, SEE PAGE 6.

No. 1, - - - - - \$18.00	No. 20, - - - - - \$18.00	No. 134, - - - - - \$25.00
No. 2, - - - - - 10.00	No. 22, - - - - - 20.00	No. 135, - - - - - 18.00
No. 3, - - - - - 22.00	No. 23, - - - - - 30.00	No. 137, - - - - - 20.00
No. 4, - - - - - 15.00	No. 24, - - - - - 25.00	No. 138, - - - - - 20.00
No. 5, - - - - - 15.00	No. 25, - - - - - 30.00	No. 139, - - - - - 25.00
No. 6, - - - - - 20.00	No. 28, - - - - - 20.00	No. 142, - - - - - 20.00
No. 7, - - - - - 12.00	No. 34, - - - - - 20.00	No. 157, - - - - - 20.00
No. 8, - - - - - 22.00	No. 35, - - - - - 25.00	No. 158, - - - - - 25.00
No. 9, - - - - - 20.00	No. 101, - - - - - 20.00	No. 159, - - - - - 20.00
No. 10, - - - - - 20.00	No. 105, - - - - - 18.00	No. 161, - - - - - 18.00
No. 11, - - - - - 16.00	No. 106, - - - - - 16.00	No. 162, - - - - - 16.00
No. 12, - - - - - 15.00	No. 107, - - - - - 25.00	No. 163, - - - - - 18.00
No. 13, - - - - - 15.00	No. 109, - - - - - 28.00	No. 164, - - - - - 20.00
No. 14, - - - - - 16.00	No. 114, - - - - - 20.00	No. 170, - - - - - 25.00
No. 15, - - - - - 18.00	No. 121, - - - - - 18.00	No. 176, - - - - - 20.00
No. 16, - - - - - 15.00	No. 136, - - - - - 20.00	No. 177, - - - - - 18.00
No. 17, Dwelling, - - - 20.00	No. 122, - - - - - 20.00	No. 178, - - - - - 15.00
No. 17, Summer Cottage, - 15.00	No. 123, - - - - - 20.00	No. 179, - - - - - 15.00
No. 18, - - - - - 16.00	No. 129, - - - - - 20.00	
No. 19, - - - - - 18.00	No. 130, - - - - - 20.00	

There are parties who do not wish to pay so much for their plans to build from, so I have concluded to offer blue print work on heavy paper where I usually use hand tracings and give parties their choice between hand tracings or blue prints. This blue print work can only be used when design is taken as shown in books, that is there cannot be any changes made upon the plans, as the prints are made from the original tracings only. All changed plans will have to be hand traced. Drawings can be reversed in blue prints. These drawings are just the same in every particular as the hand tracings, only that they are on paper considerably heavier than the paper in this book, and are just as good to build from as the tracings. The only difference is they will be about worn out by the time the house is completed, which is all that is generally desired of a set of drawings, or at least is all you can expect of the details and other drawings. With the exception of the scale drawings of floor and foundation plans and the elevation, the drawings are precisely alike in every particular, with specifications, details, bills of material, etc., and I can furnish them at 25 per cent, or one quarter less in price.

A FEW VALUABLE TABLES FOR THOSE WHO ARE BUILDING.

16 Cubic Feet equal 1 cord-foot.
8 Cord feet or } equal 1 cord.
128 Cubic feet }
24½ Cubic feet. . . . 1 perch of stone or masonry.

A perch of stone is 16½ feet long, 1½ feet wide and 1 foot high. Stone masons usually call 25 cubic feet one perch.

By the square, means 100 square feet, as in plastering, flooring, slating, shingling, etc., and is 10 ft. square, surface measure.

Eight hundred shingles averaging 4 inches wide, laid 4½ to weather will cover a square.

A cistern averaging 8 feet deep and 8 feet in diameter will hold 95 barrels of water. One averaging 6 feet 6 inches in diameter and 6 feet 6 inches deep will hold 51 barrels of water.

ESTIMATES OF MATERIALS.

3½ barrels of lime will do one hundred square yards plastering, two coats.
2 barrels of lime will do one hundred square yards of plastering one coat.
1 bushel of hair will do one hundred square yards of plastering.
1¼ yards good sand will do one hundred square yards of plastering.
⅓ barrel of plaster (stucco) will hard finish one hundred square yards plastering.
1 barrel of lime will lay 1,000 brick. (It takes good lime to do it.)
2 barrels of lime will lay one cord rubble stone.
½ barrel of lime will lay one perch rubble stone (estimating ¼ cord to perch).

To every barrel of lime estimate about ⅝ yards of good sand for plastering and brick work.

Five pounds of 4d or 3¾ pounds of 3d nails will lay 1,000 shingles. 5¾ pounds of 3-penny nails will put on 1,000 lath. In lathing one bundle of lath and 184 nails will cover 5 yards.

1,000 lath will cover 70 yards of surface and 11 pounds of 3 penny nails will nail them on. 8 bushels of lime, 16 bushels of sand and 1 bushel of hair will make enough good mortar to plaster the same.

DESIGN NO. 1.

FRAME one story and gambrel roof summer cottage. Size 30x33 feet, including front porch 9x30. Heights of stories: First, 10 feet; second, 8 feet. No foundations; set on posts or piers. First story enclosed with German lap siding $\frac{7}{8}$ inches. Gables shingled. Shingle roof.

First story contains hall or sitting room 12x18 feet (with large fire place); chamber or inside dining room 11x12 feet; kitchen 11x11 feet; pantry and dining porch 11x12 feet.

Second floor contains four good sized chambers and balcony. This cottage built with German lap $\frac{7}{8}$ inch siding, double-faced, and all enclosing, studding and exposed joists dressed. Second floor double-faced and partitioned off with 2 inch dressed and matched double-faced material and panel doors.

MODIFICATIONS. Porch dining room can be enclosed in with house and used as permanent dining room and present chamber or dining room as chamber. Stone foundation and small cellar could be provided. Estimate cost as here shown \$700 to \$900. Lath and plaster, casing, etc., dwelling house style, cost from \$800 to \$1,000.

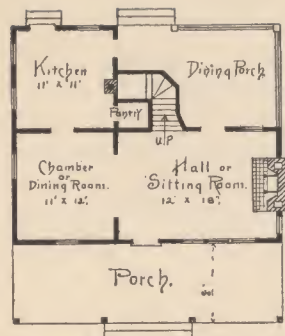
See price-list for cost of full plans, page 10.

DESIGN NO. 2.

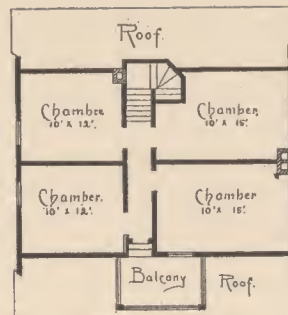
FRAME one story summer cottage. Size 21x25 feet, including an 8 foot front porch. Can be made into three rooms: A kitchen 8x12 feet; and living room in day time 12x16, or two sleeping rooms at night. Sides and partitions are built of 2 inch double-faced material. Shingle gables and shingle roof, rustic columns, set on posts

MODIFICATIONS. Set on foundation. An addition can be built on back at any future time for another room or so, or carried up half story and two or three rooms arranged for. Estimate cost as here shown \$150 to \$200.

See price list for cost of full plans, page 10.



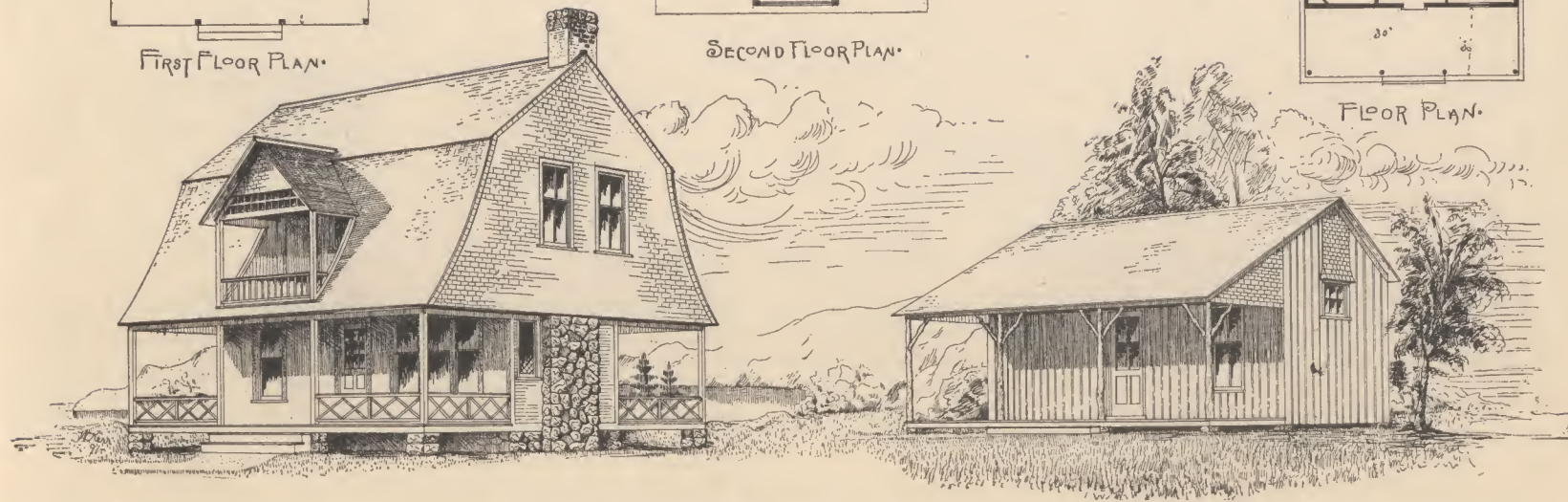
FIRST FLOOR PLAN.



SECOND FLOOR PLAN.



FLOOR PLAN.



HOUSES AND COTTAGES.

DESIGNS NOS. 1 AND 2.

D. S. HOPKINS, Architect.

DESIGN NO. 3.

SUMMER cottage or all the year around dwelling, frame one and one-half story. Size 36 feet square including porch. This is a new study in plan of first floor. This arrangement gives sitting room a bay front with large porch at each angle 10x12 feet with connections. The connections with sitting room are good, almost making one large room of the two. The plan is arranged as a summer cottage. For a regular dwelling, we would place a large window where door now is onto porch and only have one set of steps at main entrance. A special dining room or bed room could be added on this plan, back of living room, and pantry very handy if desired. The arrangement of stairs is novel and handy. All space is economically used. Height of stories: First story 10 feet, second story 9 feet. Cement bank shelf cellar. Stone foundation. Main building enclosed with clapboarding, porch pediment and second story bay, shingles. Shingle roof.

First story contains hall 8x10 with open stairs case; sitting room 15x15 feet with fire-place; living room 14 feet 6 inches by 20 feet; pantry, 5x10 feet 6 inches; kitchen, 11 feet 6 inches by 14 feet 6 inches.

Second story contains three good sized chambers. Four chambers could be arranged very conveniently with plenty of closets. All pine finished. No mantels or grates.

MODIFICATIONS. House can be enlarged by building on back for a special kitchen, using present kitchen as dining room. A fire-place can be arranged for in living room if desired. Bath room can be provided upon second story if desired.

Estimate cost as here shown \$1,000 to \$1,300.

See price list for cost of full plans, page 10.

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DESIGN NO. 4.

FRAME one story summer cottage. Size 33x36 feet including front porch 8 feet wide. Height of stories 9 ft. 6 inches. Enclosed with German lap siding, double faced. No sheating except where shingles are used in gables. Shingle roof. Interior partitions of dressed and matched double faced 2 inch material, all enclosing studding and second floor joist dressed. No plastering used. Interior to have two coats of alabastine of proper tints. Set on posts. No cellar.

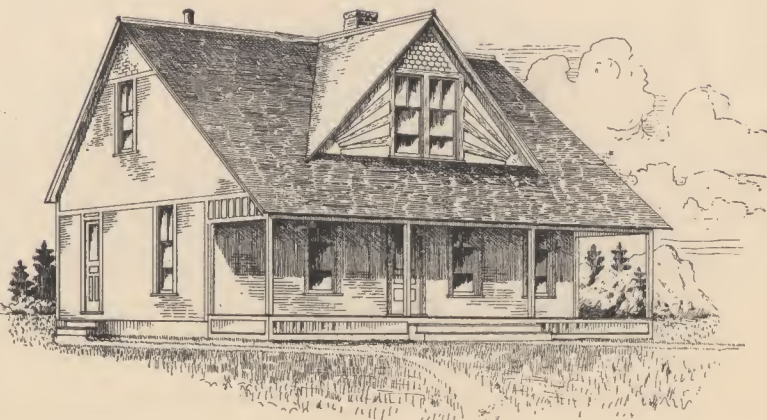
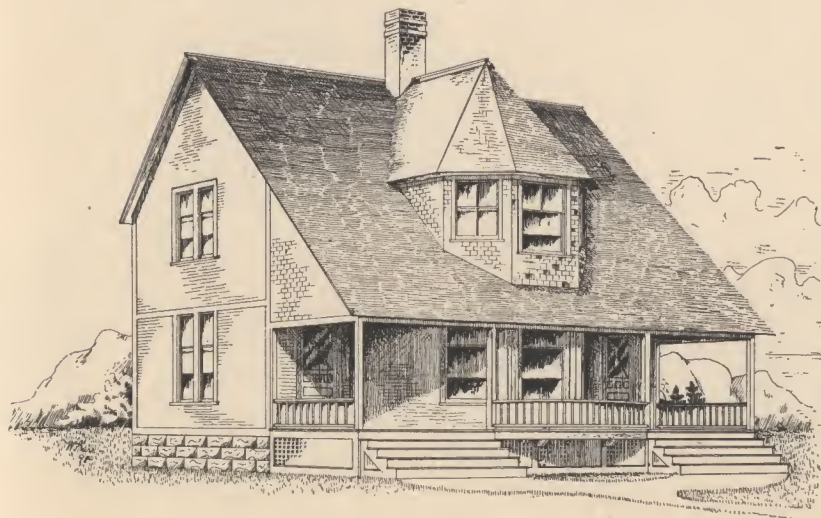
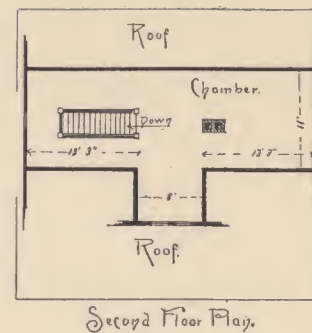
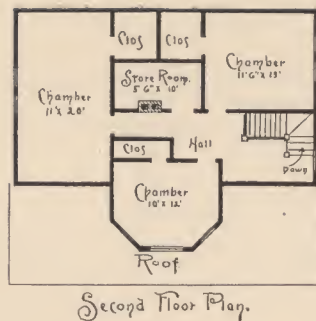
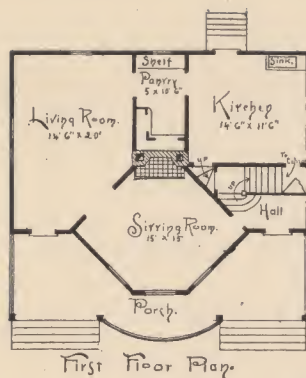
First story contains a large sitting room 12x22 feet (with fire-place), and two chambers, a dining room, and kitchen and place for two beds up stairs, storage, etc.

MODIFICATIONS. House can be built half story higher and make four chambers upon second floor. Set on foundation and can be plastered and cased up if desired.

Estimate cost as here shown, \$450 to \$600.

Lath and plastered and cased up, would cost \$100 to \$150 more.

See price list for cost of full plans, page 10.



HOUSES AND COTTAGES.

DESIGNS NOS. 3 AND 4.

D. S. HOPKINS, Architect.

DESIGN NO. 5.

FRAME one and one-half story summer cottage. Size 34x31 feet over all. Height of stories: First, 9 feet; second, 8 feet; set on posts; sides clapboarded; gables shingled; shingle roof.

First story contains living room 13x18 feet (with fire-place), and adjoining is a chamber or sitting room 12x13 feet, and back of living room a chamber 9 ft. 6 in. by 14 ft.; stairs to second floor, and large porch in front. Second story contains room for three chambers, and pleasant balcony over front porch.

MODIFICATIONS. Another room could be placed in the rear angle of house for chamber and present rear chamber used as kitchen if desired. Porch could be widened. Estimate cost as here shown \$300 to \$500.

See price list for cost of full plans, page 10.

DESIGN NO. 6.

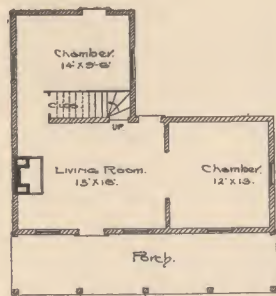
FRAME story and one-half summer cottage, and is also shown as a finished dwelling by a separate plan. Size 24x43 feet over all. As a summer cottage it is arranged so all rooms are thrown together on first floor, and large fire place which accommodates either principal room as well. Height of stories: First, 9 feet; second, 8 feet 6 inches; set on posts; no cellar. First story, sides clapboarded; second story, shingled; gables shingled; shingled roof.

First story contains parlor 12x13 feet (with fire place); living room 11x15 feet, and chamber 8x14 feet 6 inches, with pantry, stairs, closet and large front porch. Second story contains front chamber 11 feet 6 inches by 13 feet, and two rear chambers about 8x15 feet with closets.

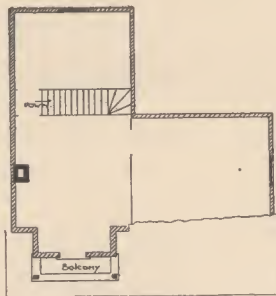
MODIFICATIONS. As a dwelling a fire place could be placed in parlor. Arrangement for bath room could be made upon second story. Rear part can be made large enough for two rooms on first floor if desired.

Estimate cost as here shown \$600 to \$800.

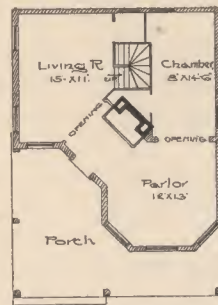
See price list for cost of full plans, page 10.



FIRST FLOOR PLAN

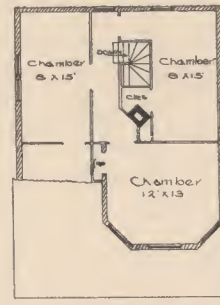


ATTIC PLAN.



FIRST FLOOR PLAN

AS A SUMMER COTTAGE



SECOND FLOOR PLAN



FIRST FLOOR PLAN

AS A DWELLING



HOUSES AND COTTAGES.

DESIGNS NOS. 5 AND 6.

D. S. HOPKINS, Architect.

DESIGN NO. 7.

FFRAME one and one-half story cottage. Size 18x24 feet. Porch on corner, 5x12 feet. Height of stories: first, 8 feet 8 inches; second, 7 feet. No foundation—set on posts, with small bank cement cellar. Sides clapboarded; gables partly shingled; shingle roof.

First story contains living room, 11 feet 6 inches by 12 feet; kitchen, 11x13 feet 6 inches; stairs, cupboards, etc.

Second story contains two chambers and closets. All pine finish.

MODIFICATIONS: This house can be enlarged as case requires by building back another room or two. Fire place could be put in front room. Set on foundation, and small cement bank cellar.

Estimate cost as here shown, \$350 to \$500.

Second story contains three good sized chambers and plenty of closets; all pine finish; no plumbing, mantels, or grates.

See price list for cost of full plans, page 10.

DESIGN NO. 8.

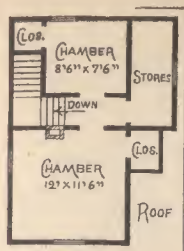
FFRAME one and one-half story cottage. Size 30x43 feet. Front porch 7x14 feet. Height of stories: first, 9 feet; second, 8 feet. Stone foundation, cement shelf bank cellar 7 feet under main part; first story clapboarded; second story shingles and clapboarding. A plain, neat, convenient, inexpensive design of a home for a medium sized family.

First story contains stair hall, 7x15 feet; living room, 14x15 feet (with fire-place); dining room, 12x14 feet; chamber, 11x12 feet 6 inches (with closet); bath room, 6x8 feet; kitchen, 12 feet 6 inches by 12 feet 6 inches; pantry, 4x6 feet; cupboards, sink, etc.

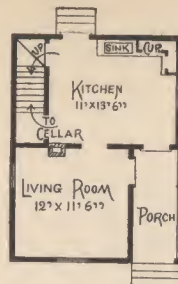
MODIFICATIONS: Stoned up cellar. Fire-place in dining room. Rear stairs could be arranged for.

Estimate cost as here shown, \$1,300 to \$1,600.

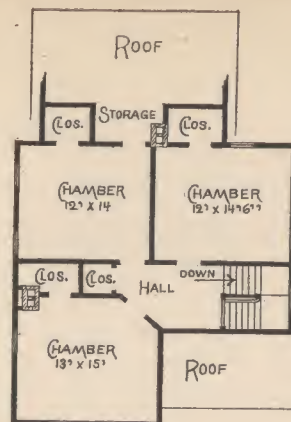
See price list for cost of full plans, page 10.



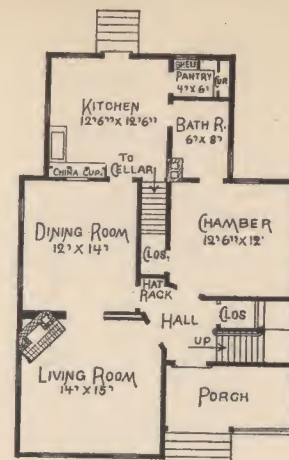
SECOND FLOOR PLAN



FIRST FLOOR PLAN



SECOND FLOOR PLAN



FIRST FLOOR PLAN



DESIGN NO. 9.

FFRAME one and one-half story cottage, and is another one of those cheap, cozy homes. Size, 24x35 feet over all. Height of stories: First, 9 feet; second, 8 feet 6 inches; cement bank cellar under dining room and kitchen, 6 feet 6 inches deep. Stone foundation. Sides clapboarded, gables shingled, shingle roofs.

First story contains hall, 6x7 feet; stairs partly open; parlor, 12x14 feet; dining room, 12x14 feet; kitchen, 11 feet 6 inches by 15 feet 6 inches; pantry, 4 feet 6 inches by 8 feet.

Second story contains front chamber about 12x14 feet; and two rear chambers about 10x11 feet, with closets. All pine finish.

MODIFICATIONS: House can be enlarged by building another room on back as kitchen and pantry, and use present kitchen as dining room. Fire-place could be put in parlor and room back if desired.

Estimate cost as here shown, \$800 to \$1,000. See price list for cost of full plans, page 10.

DESIGN NO. 10.

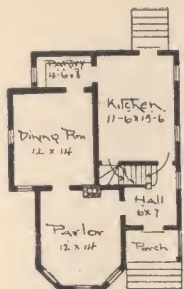
FFRAME one and one-half story cottage. Size, 23x43 feet over all. This is a different arrangement for a cheap cottage. One novel feature is the stairs—they are both front and back stairs. They show open stairs up to landing, and box the rest of the way. Stairs for kitchen, also land at same landing. Height of stories: First, 9 feet; second, 8 feet 6 inches; cement bank cellar under kitchen wing, 6 feet 6 inches deep. Stone foundation. Clapboarded sides and shingled gables, shingle roofs.

First story contains parlor, 13x14 feet; dining room, 12x13 feet; hall, 6x12 feet; pantry, 7 feet 6 inches by 8 feet; kitchen, 11x12 feet; fuel room, 6x7 feet 6 inches.

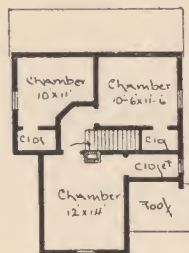
Second story contains front chamber, 11x13 feet; one 10x11 feet; one 9x13 feet, with closets.

MODIFICATIONS: Stoned up cellar. Fire-place in living room. Rear part carried up to high one and a half stories, and two more chambers and bath room provided for. For enlargement of same general plan, see design No. 92, Book 7. Estimate cost as here shown, \$950 to \$1,200.

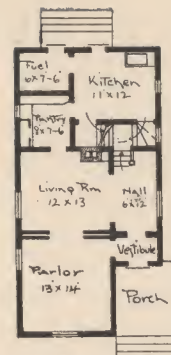
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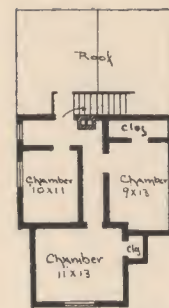
First Floor Plan



Second Floor Plan



First Floor Plan



Second Floor Plan



DESIGN NO. 11.

FRAME one and one-half story cottage. Size, 27x27 feet, with porch, 6x13 feet in front. Square houses are always the most-economical to build for the room they contain. Height of stories: First, 9 feet; Second, 8 feet. Stone foundation and cement bank shelf cellar. Sides clapboarded; gables shingled; shingle roof.

First story contains vestibule, 5x5 feet; sitting room, 12x14 feet; living room, 12x16 feet, with bay, 6x6 feet 6 inches; kitchen, 10x14 feet; pantry, 4x7 feet and small rear porch. Box stairs, can be used from sitting room or kitchen.

Second story contains four chambers of fair size, and closets to each. All pine finish.

MODIFICATIONS: With another room back, one story, as kitchen this would be a roomy house. Fire-place could be placed in living room if desired. Stoned up cellar under rear half of house would be desirable. Bath room could be arranged for upon second story. Estimate cost as here shown, \$750 to \$900.

See price list for cost of full plans, page 10.

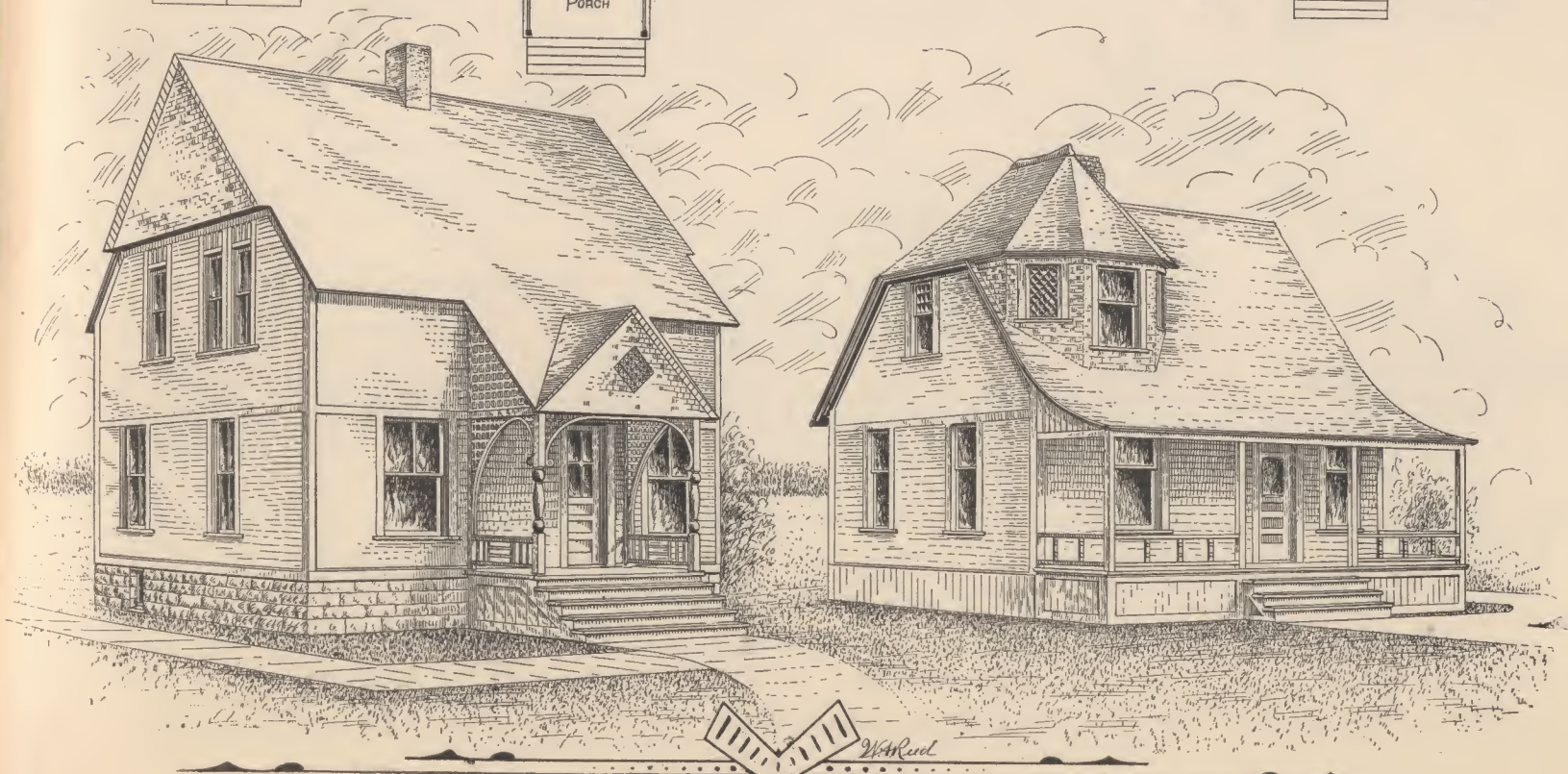
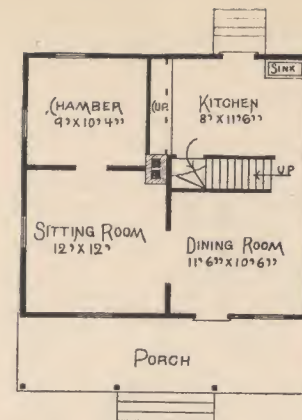
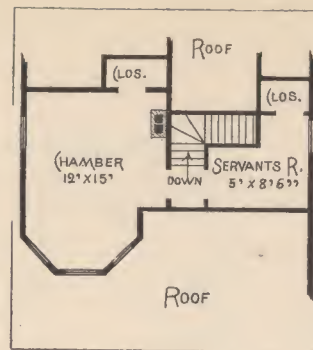
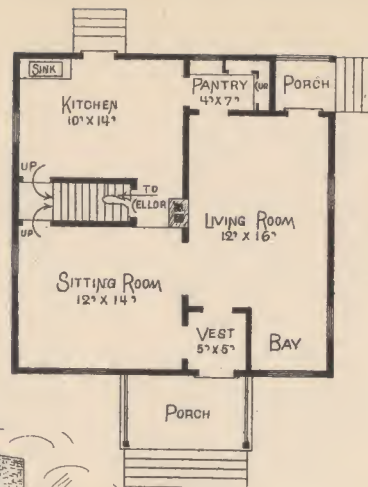
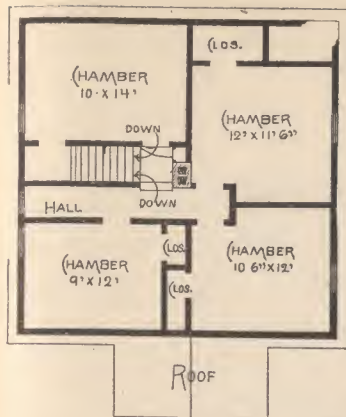
DESIGN NO. 12.

FRAME one and one-half story cottage. Size, 25x28 feet including front porch 6 feet wide. This design is intended for a summer cottage or as a regular dwelling. Height of stories: First, 9 feet; second, 8 feet; no foundation; set on posts with small bank cement cellar; enclosed with clapboarding, except bay and second floor in front, which is shingled; shingle roof.

First story contains sitting room, 12x12 feet; dining room, 10 feet 6 inches by 11 feet 6 inches; chamber, 9 by 10 feet 6 inches; kitchen, 8x11 feet 6 inches, with cupboards, etc. Second story contains chamber 12x15 feet, and small servant's room and closets. All pine finish.

MODIFICATIONS: Another room back of kitchen could be built as kitchen, present kitchen used as dining room and change all around. A vestibule could be put in at front door by making a projection into front rooms. Estimate cost as here shown, \$500 to \$700.

See price list for cost of full plans, page 10.



DESIGN NO. 13.

FRAME story and one-half cottage. Size, 25x26 feet over all. This is a cheap, snug, laborer's cottage, containing as little room as can well be gotten along with for comfort, and yet compact and handy. Height of stories: First, 9 feet; second, 7 feet 6 inches; cement bank cellar under kitchen, 6 feet 6 inches deep; set on posts; sides clapboarded, gables shingled.

First story contains living room, 13x15 feet; chamber, 9 feet 6 inches by 13 feet; kitchen, 11x12 feet 6 inches; pantry and closet. Second story contains two chambers, 10x12 feet, with closets. All pine finish.

MODIFICATIONS: Another leanto addition can be put on back for kitchen and the present one as dining room. By change of roofing the back part, another chamber could be arranged for on second story. Estimate cost as here shown, \$450 to \$575.

See price list for cost of full plans, page 10.

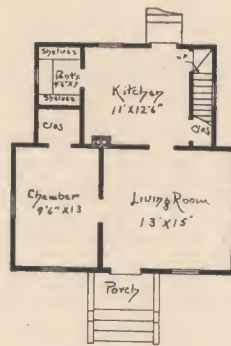
DESIGN NO. 14.

FRAME story and one-half cottage. Size, 22x30 feet over all. This is a little better grade of cottage in the cheap line. Height of stories: First, 9 feet; second, 8 feet; cement bank cellar, 6 feet 6 inches, under center of house; set on posts; sides clapboarded; gables shingled.

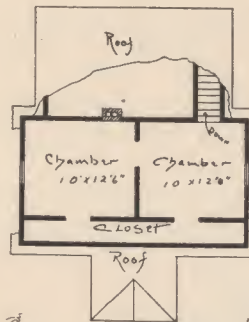
First story contains living room, 13x14 feet; dining room, 10 feet 6 inches by 15 feet 6 inches; kitchen, 10 feet 6 inches by 12 feet; hall with open stair. Second floor contains front chamber, 13x14 feet, and two rear chambers, about 8x12 feet each, with closets. All pine finish.

MODIFICATIONS: If more room is required at any time, a wing can be built on back for kitchen, pantry and rear stairs. Estimate cost as here shown, \$550 to \$650.

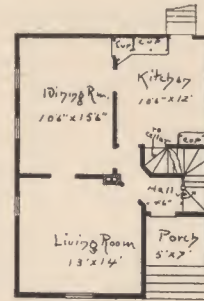
See price list for cost of full plans, page 10.



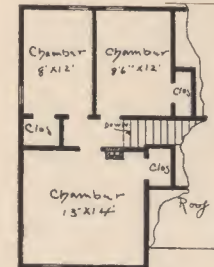
First Floor Plan



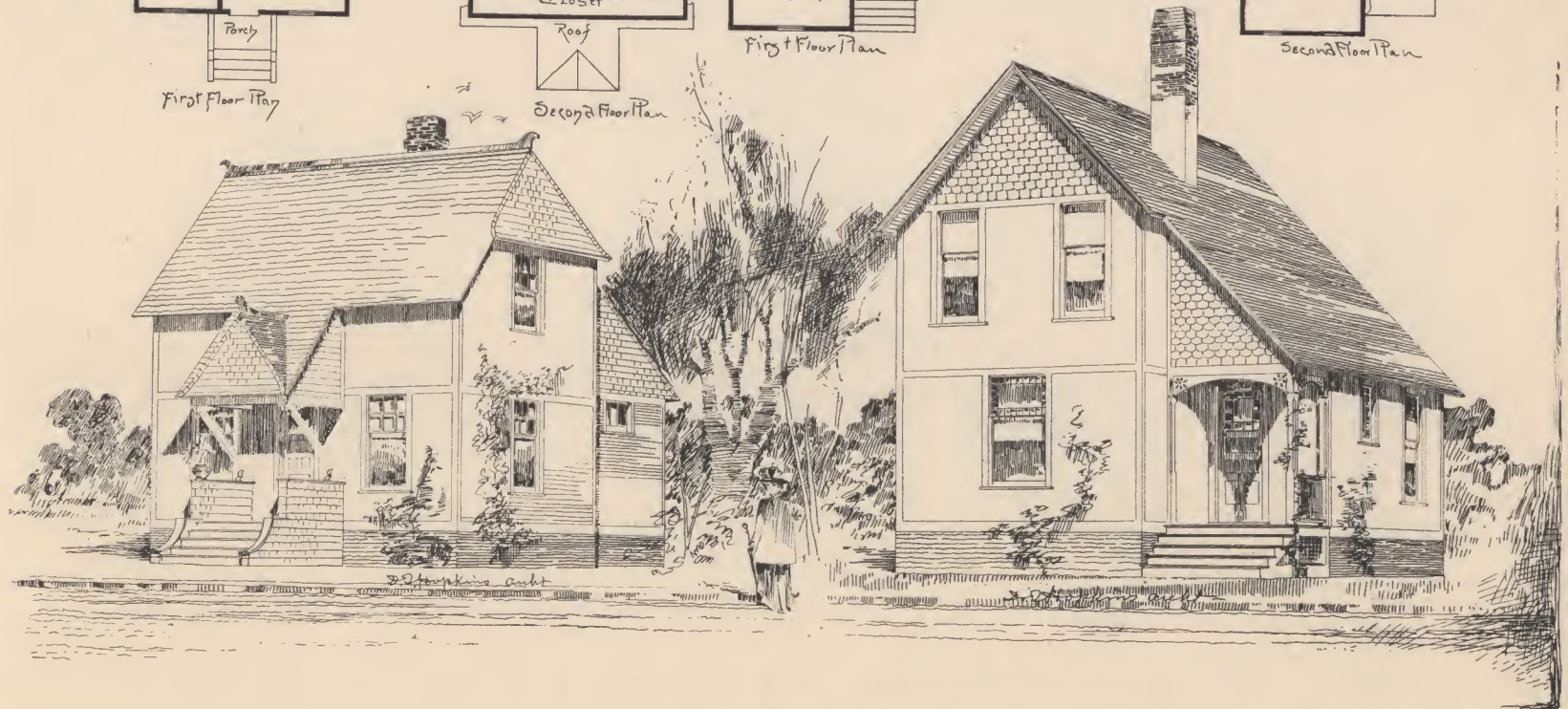
Second Floor Plan



First Floor Plan



Second Floor Plan



DESIGN NO. 15.

FFRAME one-story gambrel roof cottage. A good design for a small artistic family of moderate means. Size 26 by 33 feet, not including front porch, which is 7 feet 6 inches by 15 feet; stone foundation; cement shelf bank cellar; sides clapboarded; gables shingled; shingle roof.

First story contains front hall 7x17 feet 6 inches; parlor, 12x14 feet; living room, 12x24 feet 6 inches (with large fire place); kitchen, 10x12 feet; pantry, 6 feet 6 inches by 7 feet. The living room is divided with beam-grille and posts, so that the back end can be used as dining room, while the front can be reserved as sitting room.

Second floor contains three good fair sized chambers with closets; no mantels or grates; pine finish.

MODIFICATIONS: The living room and dining room can be divided with partitions, if desired, instead of portiere. Fire place could be provided for in parlor by making one side chamber smaller. A bath room can be provided for upon second story.

Estimate cost as here shown, \$900 to \$1,200. See price list for cost of full plans, page 10.

DESIGN NO. 16.

FFRAME one-story high roof cottage. Size 24x28 feet. Height of stories: First, 9 feet; second 8 feet; stone foundation; bank shelf cement cellar 6 feet 6 inches deep; sides clapboarded; gables shingled; shingle roof.

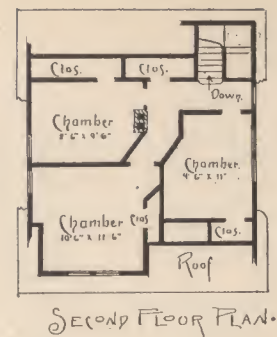
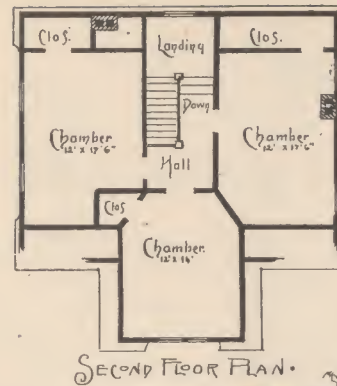
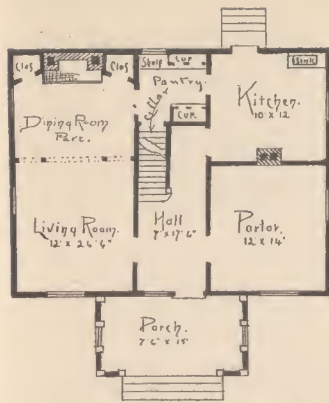
First story contains living room, 11 feet 6 inches by 14 feet; dining room, 11x14 feet 6 inches; kitchen, 11 feet 6 inches by 12 feet; pantry, 5x5 feet 6 inches; front porch, 6x11 feet;

Second floor contains three medium sized chambers, with closets; all pine finish.

MODIFICATIONS: Another room can be built on back as case requires for kitchen, and the present one can be dining room, at a very small expense.

Estimate cost as here shown \$600 to \$750.

See price list for cost of full plans, page 10.



DESIGN NO. 17.

THIS house is of wood, and is shown in two different plans with same exterior—one as an ordinary dwelling, the other as a summer cottage.

For a cozy little cottage at a small price it has many good points. Principal living room has a fire place and bay window; book shelves at each side of chimney.

The whole thing is inexpensive and neat, with plenty of porch. Size 24x29 feet over all.

The summer cottage is arranged somewhat different, having more sleeping rooms. The floor plans show the general arrangement. Height of stories: First, 9 feet; second, 8 feet; cellar under dining room and kitchen, cement bank cellar, 6 feet 6 inches deep. House set on posts.

Principal plan: First story contains parlor, 10 feet 6 inches by 15 feet, with fire place and bay window; dining room, 10x14 feet; kitchen, 10x14 feet; pantry, 4 feet 6 inches by 7 feet, and wood house, 7x10 feet. Second story contains two chambers, front one, 10 feet 6 inches by 12 feet 6 inches; rear one, 8x12 feet 6 inches, with three closets. A large porch on two sides of house.

The summer cottage plan has same size living room; dining room, 10 feet 6 inches by 15 feet 6 inches, with cupboard; kitchen, 7 feet 6 inches by 10 feet; chamber off same, 5 feet 6 inches, by 7 feet 6 inches; two chambers 7x10 feet. Second story contains front chamber, 10 feet 6 inches by 15 feet 6 inches; two chambers in rear, 7 feet 6 inches by 8 feet 6 inches, each with closet, etc. All pine finish, plain and neat; first and second stories clapboarded; gable shingled.

Estimate cost of house proper is from \$900 to \$1,200.

Estimate cost of summer cottage, no cellar, set on posts, from \$700 to \$900.

DESIGN NO. 18.

THIS is one and one-half story; a pretty little cottage, quite stylish. Size 24x25 feet over all. This plan will be just the thing for a family of two just starting out in life. It is arranged to the greatest advantage for little room; the hall accommodates all the first floor rooms and stairs.

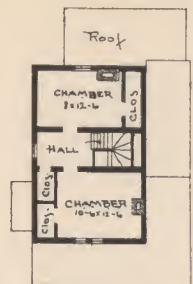
Height of stories: First, 9 feet, second 8 feet; cement bank cellar, 6 feet 6 inches deep under kitchen; set on posts. First story contains living room, 12x12 feet; dining room, 10x12 feet; kitchen 9 feet 6 inches by 12 feet, with cupboards across the end. Second story contains front chamber, 12x12 feet; back chamber, 6x12 feet; and store room 7 feet 6 inches by 6 feet. One chimney answers for the house. Stove pipe to go across hall above doors into chimney, which takes the chill off the hall in cold weather. Pine interior finish. First and second story clapboarded, gables shingled.

MODIFICATIONS: Cellar under whole house. Another room can be built on back if desired for kitchen and a special dining room, or chamber can be arranged for. Estimate cost as here shown \$500 to \$700.

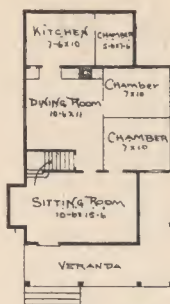
See price list for cost of full plans, page 10.



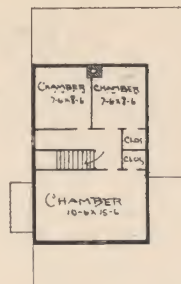
First Floor Plan



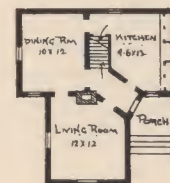
Second Floor Plan



First Floor Plan



Second Floor Plan



First Floor Plan



Second Floor Plan



DESIGN NO. 19.

FRAME one and one-half story summer cottage. Size 34x41 feet including porches on all sides and front, 8 feet wide; set on posts, no cellar. Height of stories: First, 9 feet, second, 8 feet 6 inches. Sides first story clapboarded; gables shingled; shingle roof.

First story contains living room, 11 feet 6 inches by 17 feet (with fire place); dining room, 9x13 feet 6 inches; chamber, 7 feet 6 inches by 10 feet; kitchen, 10 feet 6 inches by 11 feet.

Second floor contains a large front chamber, 13 feet 6 inches by 17 feet, with balcony and two chambers, closets, etc.

This cottage is arranged so if two parties wish to use it they can do so conveniently, as the stairway is so arranged as to accommodate either way, outside entrance or inside to second floor.

This cottage, built without plastering or casing up the interior, using double faced material, and dressing all sight wood work, would cost about \$700 to \$900. Plastered and cased up would cost from \$950 to \$1,100.

DESIGN NO. 20.

FRAME one and one-half story cottage. Size 25x44 feet. A commodious little house for the money, very compact. If preferred, a door can be put from vestibule into parlor direct, and there being no pantry, cupboards would have to be substituted in kitchen where most convenient. Height of stories: First, 9 feet, second, 8 feet. Cement bank cellar under whole house; stone foundation. First story clapboarded; second story, shingled; shingle roof.

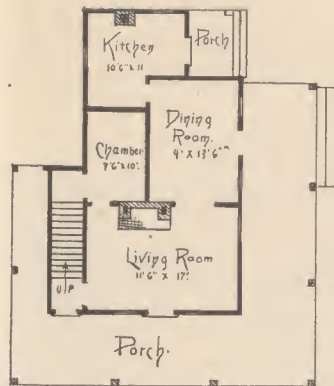
First story has porch in front, 10x10 feet; vestibule, 4x6 feet 6 inches; parlor, 12x17 feet, with bay; sitting room, 12x14 feet; dining room, 12x14 feet, with China closet; kitchen, 10x13 feet. Combination stairs go from sitting room or kitchen. Stairs are finished open up to partition, and with grille over this opening will make a very pretty effect. At head of stairs a door is placed, so there will be no trouble with draughts up the stairs when same is closed.

Second story contains two chambers with closets. All pine finish.

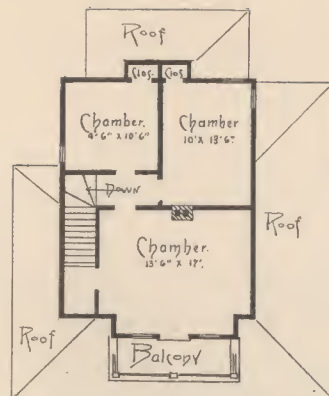
MODIFICATIONS: Dining room can be used as chamber, and bath room built on back, including passage into kitchen and out to corner of main house and a passage arranged from kitchen to sitting room or dining room at end of stairs. Porch brought out even with main part, and part of porch can be taken in as pantry from kitchen. Another nice chamber can be had upon second floor by building out a gable or large dormer on to the long side of roof, taking in the store room, one end forming a nice closet.

Estimate cost as here shown \$900 to \$1,200.

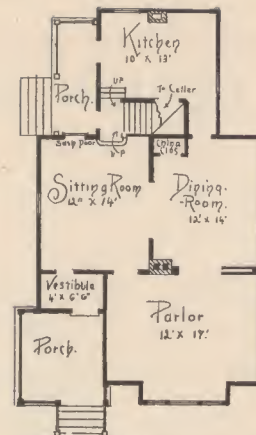
See price list for cost of full plans, page 10.



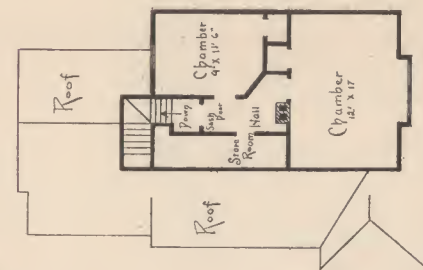
FIRST FLOOR PLAN.



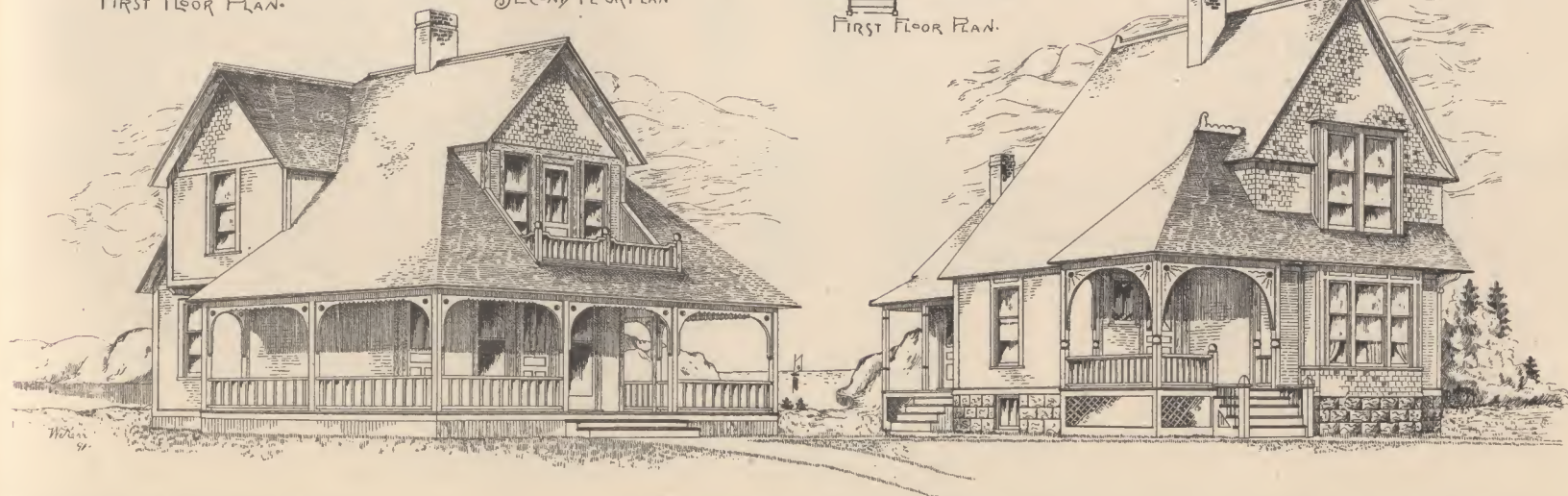
SECOND FLOOR PLAN.



FIRST FLOOR PLAN.



SECOND FLOOR PLAN.



HOUSES AND COTTAGES.

DESIGNS NOS. 19 AND 20.

D. S. HOPKINS, Architect.

DESIGN NO. 22.

FFRAME one and one-half story cottage. Size 24x40 feet. Height of stories: First 9 feet; second 8 feet 6 inches. Stone foundation. Cement shelf bank cellar. Sides clapboarded, Second story and gables shingled. Shingle roof.

First story contains hall, 6x12 feet; parlor, 13 feet 6 inches by 13 feet 6 inches; sitting room, 12x13 feet 6 inches; kitchen, 9x14 feet; chamber, 11x13 feet 6 inches, with closet; pantry, 5x6 feet.

Second story contains two good sized chambers, 11x15 feet, and 9 feet 6 inches by 15 feet, and a small chamber, 8x11 feet, and closets. All pine finish.

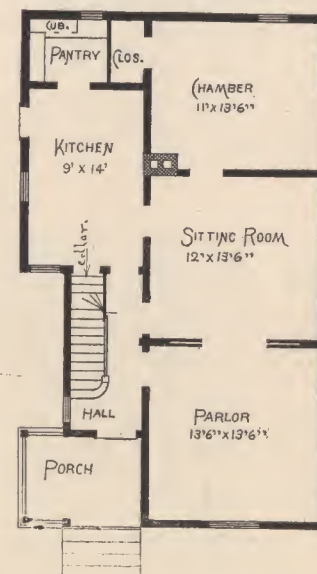
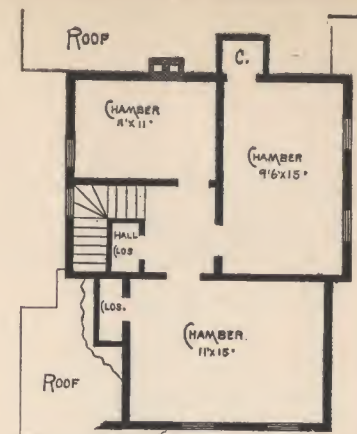
MODIFICATIONS: Full stoned up cellar under house. Chamber can be used as dining room by placing door between kitchen and same, or running partition between pantry and closet and go through pantry to dining room, or use present kitchen as dining room, and build another kitchen back. Place another door in pantry and all is complete.

Estimate cost as here shown \$900 to \$1,200.

See price list for cost of full plans, page 10.

The lowest estimate of cost is in accordance with price list of material and labor as given on page 7, and by comparing with your local prices you can ascertain the cost of any of these buildings in your vicinity.

For changing shingles to clapboards on exterior of any design, or reversing of plans, no extra charge will be made.



DESIGN NO. 23.

FRAME two-story cottage. Size 28x37 feet. Porch on corner, 7x12 feet. This is a neat cozy design. Pretty exterior with a good convenient interior. Height of stories; First, 9 feet 6 inches; second, 8 feet 2 inches; stone foundation and cellar under whole house, 7 feet deep. First story clapboarded; second story and gables shingled. Shingle roof.

First story contains hall, 7x14 feet 6 inches, with front stairs; parlor 12x15 feet (with fire place); dining room, 12x14 feet; kitchen, 11x15 feet six inches; pantry, 5x8 feet 6 inches; china closet, stoveware closet, back stairs, kitchen porch, etc.

Second story contains three good sized chambers; bath room; sewing room and plenty of closets. Pine finish. No mantels, grates, plumbing or heating.

MODIFICATIONS: Fire place in dining room and chamber second floor. Another room could be built on back for kitchen and present one used as dining room with a little changing. Arrange for furnace heating.

Estimate cost as here shown \$1,500 to \$1,800.

See price list for cost of full plans, page 10.

DESIGN NO. 24.

FRAME two-story cottage. Size 22x42 feet, including front porch 8x9 feet. A cheap roomy house. Height of stories: First 9 feet; second 8 feet; stone foundation; cement bank shelf cellar; sides clapboarded; gables partially shingled; shingle roof.

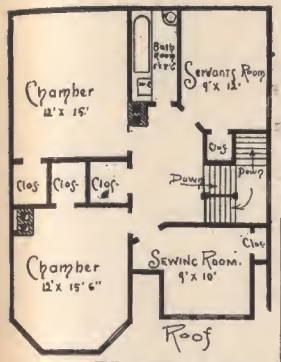
First story contains hall 7x16 feet; parlor, 13x15 feet; sitting or dining room (with fire place), 11 feet 6 inches by 15 feet; kitchen, 11x16 feet; pantry, 5 by 9 feet 6 inches.

Second story contains four fair sized chambers with closets to each, hall, etc. Bath room could be arranged on this floor if desired without much trouble. All pine finish; no mantels or grates.

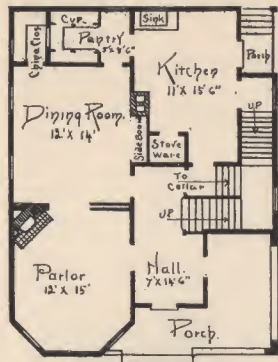
MODIFICATIONS: Another room on back as kitchen, and present one used for dining room. Bath room could be arranged for on second story. Full stoned up cellar and arrange for furnace heating.

Estimate cost as here shown \$1,000 to \$1,300.

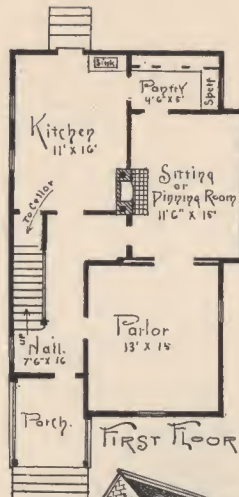
See price list for cost of full plans, page 10.



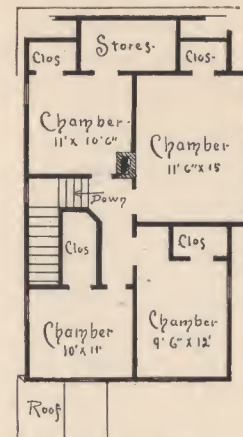
SECOND FLOOR PLAN.



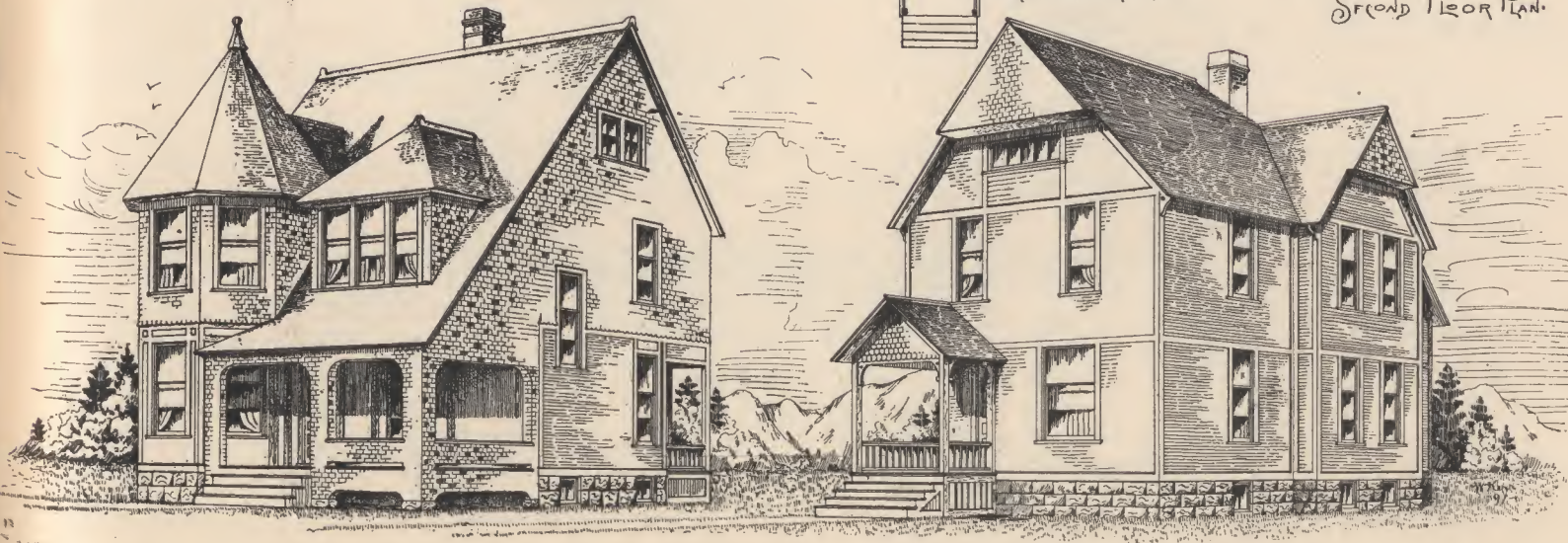
FIRST FLOOR PLAN.



FIRST FLOOR PLAN.



SECOND FLOOR PLAN.



DESIGN NO. 25.

FRAME two-story cottage. Size 26x44 feet. Porch in front, 10x14 feet. This is a style of house that is much admired at the present time, on account of its graceful outlines. Height of stories: First, 9 feet 6 inches; second, 8 feet 6 inches. Stone foundation, and cellar under sitting hall and dining room, 7 feet deep. Sides of first story are clapboarded. Second story and gables shingled. Shingle roof.

First story contains vestibule, 4x5 feet; parlor, 14x15 feet; dining room 12x16 feet; sitting hall, 12 feet 6 inches by 12 feet 6 inches (with fire place); and stair-case, which is combination above landing, door closes off stair on landing so as to have no trouble about warming first floor, from cause of open stairs; kitchen, 11 feet 6 inches by 12 feet; pantry, 5x8 feet; stove closet, etc.

Second story contains three good sized chambers, closets, and bath room. All pine finish. No plumbing, mantels or grates.

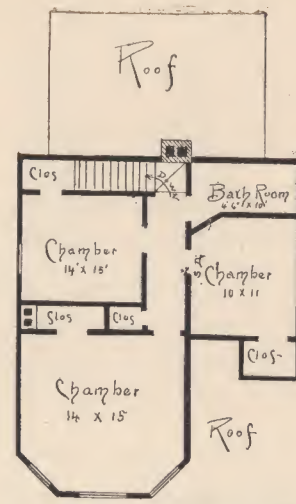
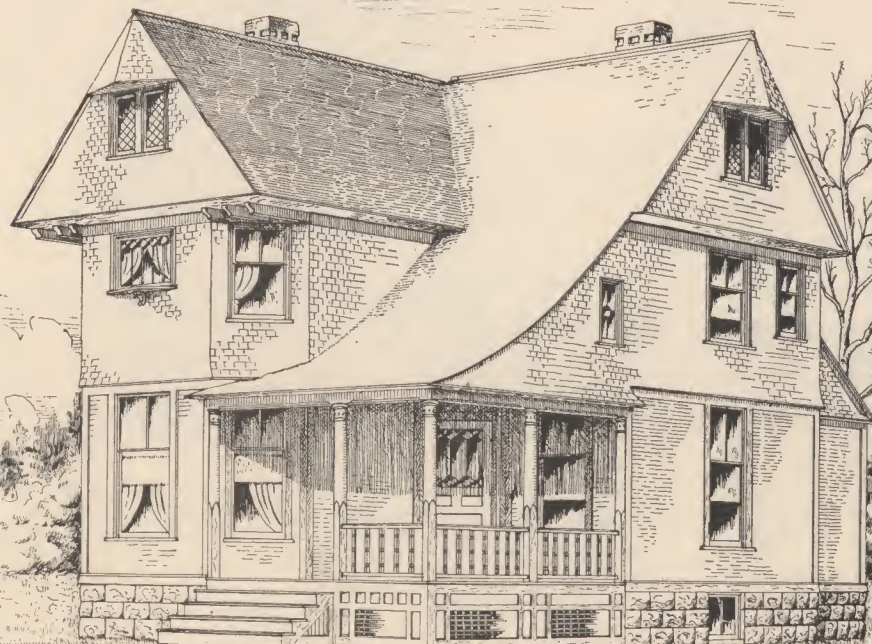
MODIFICATIONS: More cellar and arrange for furnace heating. A small bay window could be put out of sitting hall at side. Rear part can be carried up and another chamber provided for. Door into dining room from vestibule if desired. Fire place in parlor and chamber, over.

Estimate cost as here shown \$1,400 to \$1,600.

See price list for cost of full plans, page 10.

The lowest estimate of cost is in accordance with price list of material and labor as given on page 7, and by comparing with your local prices you can ascertain the cost of any of these buildings in your vicinity.

For changing shingles to clapboards on exterior of any design or reversing of plans, no extra charge will be made.



DESIGN NO. 28.

FFRAME two-story cottage. Size 26x42 feet. A very convenient, unpretentious-looking house, but for a cheap house is a great favorite. Height of stories: First, 9 feet; second, 8 feet 6 inches; cellar under living room and dining room, 7 feet deep. Stone foundation to cellar bottom, at cellar. Clapboarded sides. Fancy cut shingle gables. Shingle roof.

First story contains vestibule, 7 feet 6 inches by 4 feet; parlor, 13x15 feet; living room 12x14 feet; dining room, 10x15 feet; kitchen, 11 feet 6 inches by 12 feet; pantry, 4 feet 6 inches by 9 feet; wood house, 7x9 feet 6 inches.

Second story contains front chamber, 13x15 feet; and two other chambers, 10x12 feet 6 inches, with storage room under roof of wing; closets to all chambers. All pine finish.

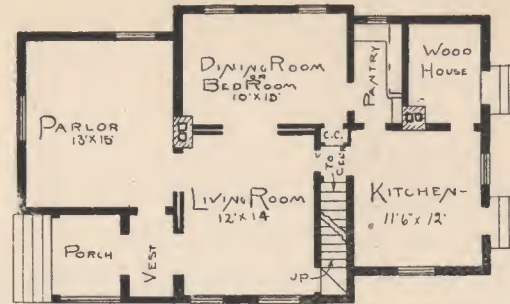
MODIFICATIONS: Cellar under whole house. Fire place in parlor. Rear wing carried up another half story, and bath room provided for and small chamber.

Estimate cost as here shown, \$1,100 to \$1,400.

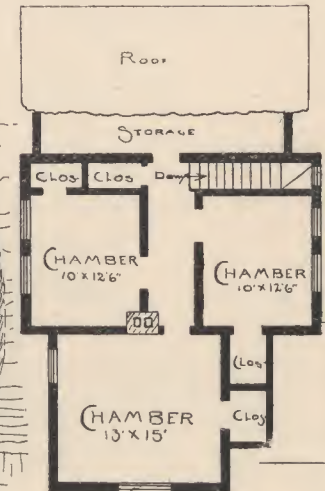
See price list for cost of full plans, page 10.

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For changing shingles to clapboards on exterior of any design or reversing of plans, no extra charge will be made.



FIRST FLOOR PLAN—



—SECOND FLOOR PLAN—

© R. ROBINSON DEL.

DESIGN NO. 34.

FFRAME two-story cottage. Size 31x35 feet, including porch, 7 feet wide on side and front. Height of stories: First, 10 feet; second, 9 feet 8 inches. No cellar. Set on posts or piers. First story, sides clapboarded. Second story, gables shingled. Shingle roof. This is a southern style planned house of moderate cost.

First story contains sitting room, 13x13 feet 6 inches (with fire place), and bed alcove off at side and closet; dining room, 10x13 feet (with fire place). There is a hall between dining room and kitchen with outside door into same, which gives an entrance into sitting room and stairs to second floor. Kitchen, 9 feet 6 inches by 10 feet with pantry, etc.

Second story contains three chambers, closets, etc. All pine finish.

MODIFICATIONS: Small cellar and foundation can be put under house, and go to cellar from pantry. Front stairs could be put in alcove and front door open from same if desired. Porches can be widened.

Estimate cost as here shown, \$800 to \$1,100.

See price list for cost of full plans, page 10.

DESIGN NO. 35.

FFRAME one and one-half story cottage. Size 30x42 feet. Front porch and side bay included. Height of stories: First, 9 feet; second, 8 feet. Stone foundation. Cement bank shelf cellar under the whole house 6 feet 6 inches deep. First story clapboarded. Second story shingled. Shingle roof.

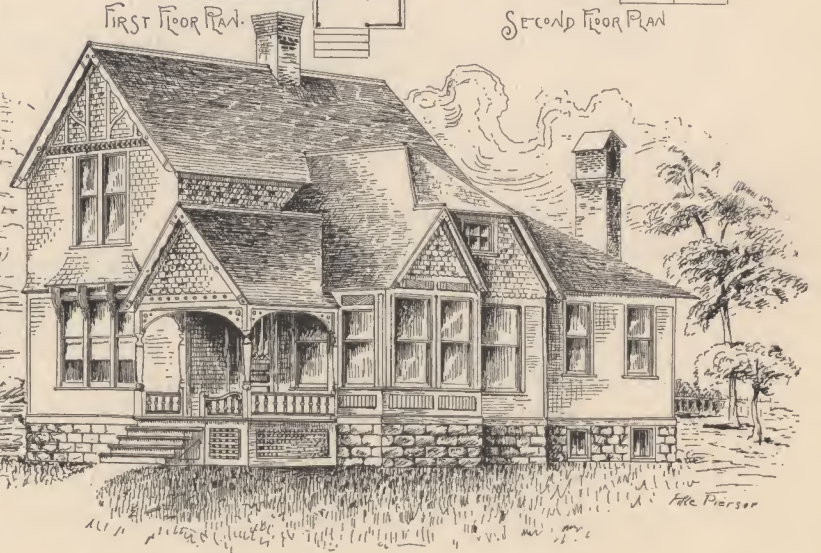
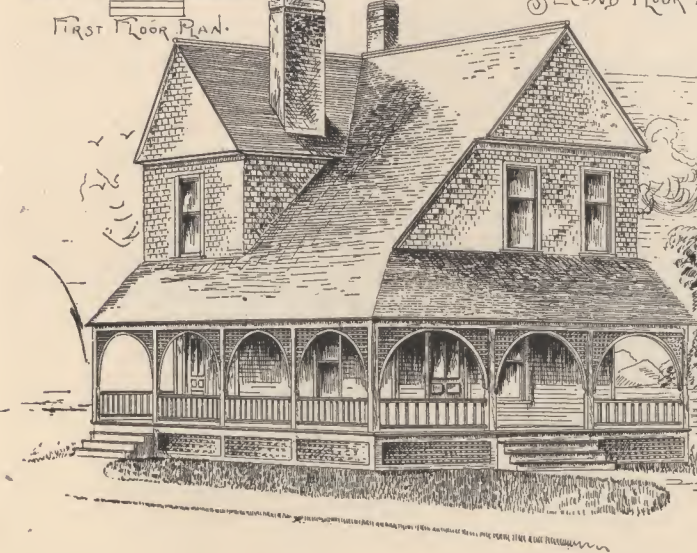
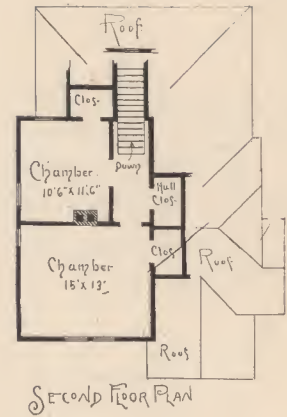
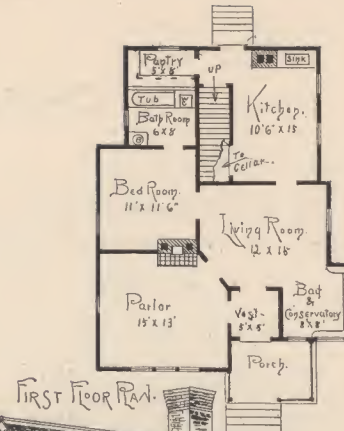
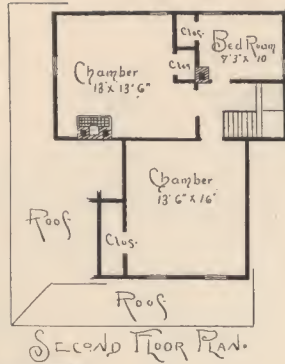
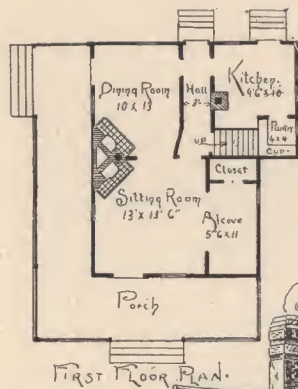
First story contains vestibule, 5x5 feet; parlor, 15x13 feet, (with fire place); living room, 12x15 feet, with bay and conservatory, 8x8 feet; chamber 11x11 feet 6 inches, with bath room off from same, 6x8 feet; kitchen, 10 feet 6 inches by 15 feet; pantry, 5x8 feet, and rear stairs.

Second story contains two good sized chambers and closets. All pine finish. No plumbing, mantels or grates.

MODIFICATIONS. Main part of house can be made full two stories. Cellar stoned up. Another kitchen can be built on back and present one used as dining room.

Estimate cost as here shown, \$1,200 to \$1,500.

See price list for cost of full plans, page 10.



DESIGN NO. 101.

FFRAME two-story cottage. Size 30x34 feet over all. This is another square economical style of house to build. Height of stories: First, 9 feet 6 inches; second, 8 feet 6 inches. Cement bank shelf cellar, 7 feet deep, under entire house. Stone or brick foundation. First story sides clapboarded. Second story and gables shingled. Shingle roof.

First story contains vestibule, 4x5 feet; reception hall, 10x11 feet (with stair case); living room 12x15 feet (with fire place); dining room 11x16 feet, (with bay); kitchen, 11 feet 6 inches by 13 feet; pantry, 4 feet 6 inches by 9 feet. Two doors between kitchen and reception hall, and stairs from kitchen between. Combination stairs to cellar from kitchen. Front and rear porches.

Second story contains front square chamber 12x12 feet 6 inches; front bay chamber, 11x11 feet 6 inches; rear chamber, 11x16 feet, and one chamber 11x11 feet, (with closets).

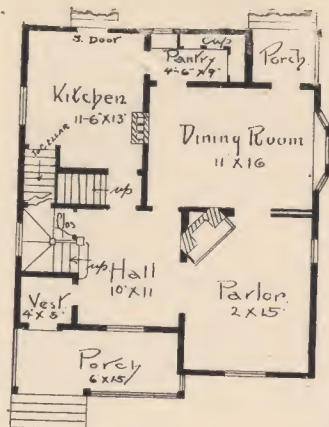
MODIFICATIONS: Stoned up cellar from bottom. An extra room can be built on back for kitchen, and rooms changed around so as to have parlor where living room now is. Entire open stair case in front hall. Bath room could be provided for on second story by reducing the large rear chamber to size about 11x12 feet, and the other to 10x11 feet. Furnace heat could be arranged for if desired.

Estimate cost as here shown, no mantels, grates or heating, \$1,200 to \$1,500.

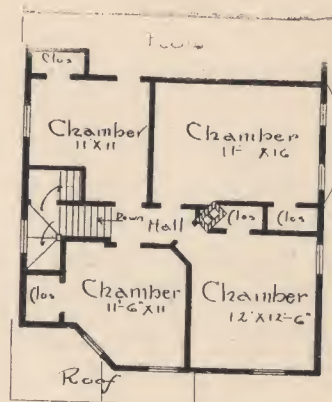
See price list for cost of full plans, page 10.

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For changing shingles to clapboards on exterior of any design or reversing of plans, no extra charge will be made.



FIRST FLOOR PLAN.



SECOND FLOOR PLAN



DESIGN NO. 105.

FRAME two-story cottage, size 20x40 feet over all. A design for a 25-foot lot. Height of stories: first, 9 feet; second, 8 feet 6 inches. Cement bank shelf cellar 6 feet 6 inches deep under dining room, kitchen and pantry. Stone or brick foundation. Sides—first story clapboarded; second story shingles. Shingle roof.

First story contains hall with open stair case 7x16 feet; sitting room, 12 feet 6 inches by 15 feet; dining room, 11 feet 6 inches by 12 feet; kitchen, 11x12 feet; pantry, 6x7 feet; kitchen, closet.

Second floor contains front chamber, 13x14 feet; chamber back, 10x11 feet 6 inches, with closets; rear chamber, 11x11 feet 6 inches; bath or closet, 7x7 feet.

MODIFICATIONS: Another kitchen could be built on rear and some changes made in pantry to suit, and present kitchen used for dining room, and present dining room used as sitting room—a bay could be put on same—and sitting room as parlor.

Plumbing could be put in. Fire place could be put in sitting room corner if desired.

Estimate cost as here shown, pine finish, \$800 to \$1,000.

See price list for cost of full plans, page 10.

DESIGN NO. 106.

FRAME one and a half story cottage, size 18x45 feet over all. This was designed for a narrow lot. Height of stories: first, 9 feet; second, 8 feet. Stone foundation. Cement bank shelf cellar under kitchen and dining room, 6 feet 6 inches deep. First story sides clapboarded; second story sides and gables, shingles. Shingle roof.

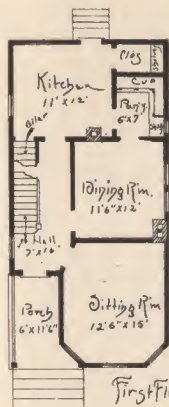
First story contains vestibule and hall, 4 feet 6 inches by 6 feet; sitting room, 12x14 feet; dining room, 9x13 feet 6 inches; chamber, 7 feet 6 inches by 10 feet; kitchen, 10x11 feet 6 inches; pantry, 5x7 feet; kitchen, closet, and to cellar from kitchen.

Second story contains front chamber, 14x17 feet; rear chamber, 9x13 feet 6 inches, with closets.

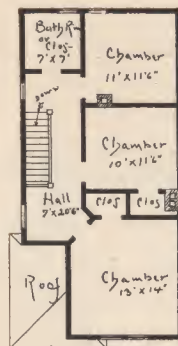
MODIFICATIONS: Building could be widened out so as to get front stairs in hall. Height of stories and height of building could be changed. Another room could be put on back. A bay could be put on dining room and with extra room back be used as sitting room, front room as parlor and kitchen for dining room by removing pantry.

Estimate cost as here shown, pine finish, \$700 to \$900.

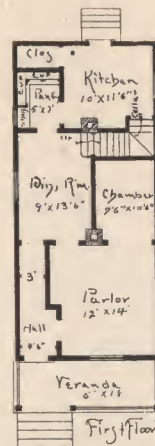
See price list for cost of full plans, page 10.



First Floor Plan



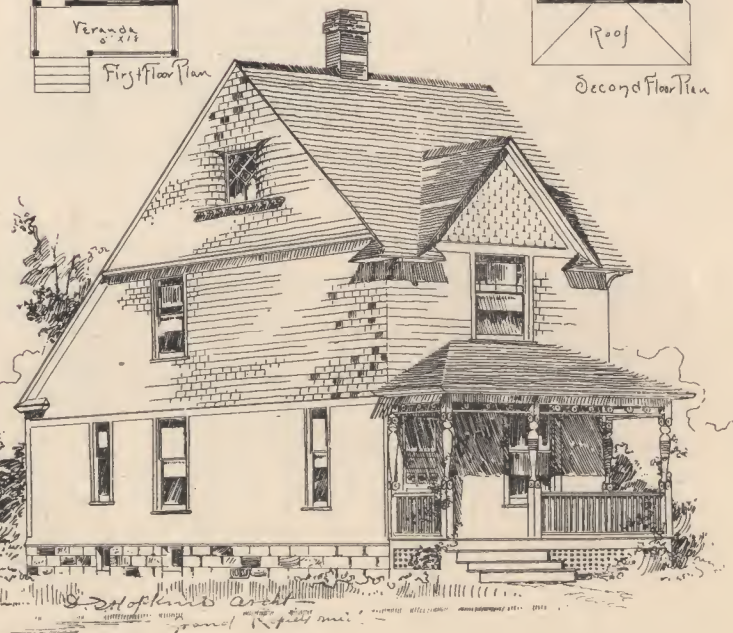
Second Floor Plan



First Floor Plan



Second Floor Plan



DESIGN NO. 107.

FFRAME two-story cottage. Size 24x38 feet over all. Height of stories: first, 9 feet, and second 8 feet 6 inches. A cozy home for someone. Cement bank cellar under entire house 6 feet 6 inches deep. Stone foundation. Sides clapboarded. Gables shingles. Shingle roof.

First story contains entrance hall, with open stairs, 10x10 feet; sitting room, 13x15 feet, with fire place; dining room, 13x15 feet, with fire place; kitchen, 12x13 feet 6 inches; pantry, 5x9 feet 6 inches. To cellar from kitchen. Front porch, 7x11 feet.

Second story contains front chamber, 13x15 feet, with fire place; chamber, 11x12 feet; servant's room, 8x11 feet 6 inches; bath room or closet, 5x11 feet; closets, etc.

MODIFICATIONS: Enlarge by building on back wing for kitchen, and use present kitchen as dining room. Enlarge plan generally. Stone cellar to bottom. Arrange for furnace heating.

Estimate cost as here shown—no plumbing, mantles, grates or heating, pine finish, \$1,200 to \$1,500.

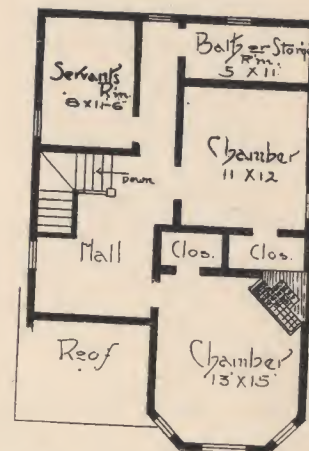
See price list for cost of full plans, page 10.

The lowest estimate of cost is in accordance with price list of material and labor as given on page 7, and by comparing with your local prices you can ascertain the cost of any of these buildings in your vicinity.

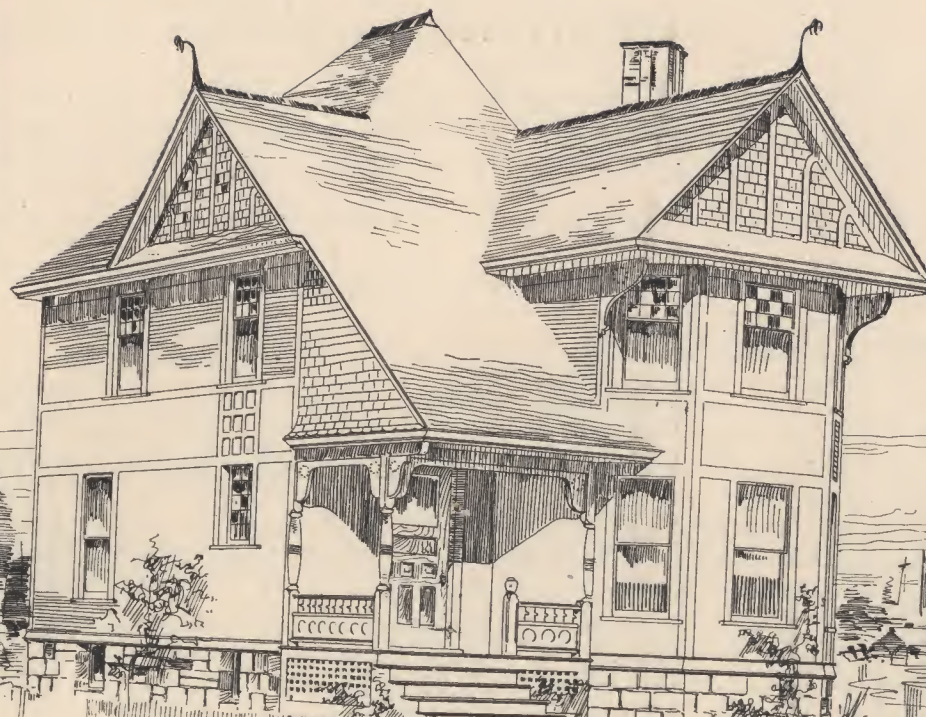
For changing shingles to clapboards on exterior of any design or reversing of plans, no extra charge will be made.



First Floor Plan.



Second Floor Plan.



DESIGN NO. 109.

FRAME two-story wood dwelling. Size 24x40 feet over all. This is rather an odd arrangement, but upon study it has many meritorious points. First, no hall in front, occupying best of house; second, the space for stairs reduced to a minimum, which are double acting; third, compactness of rooms; fourth, amount of room and convenience for cost. Height of stories: first, 9 feet 6 inches; second, 8 feet. Cellar under kitchen, pantry and dining room. Stone foundation to cellar bottom. First story clapboarded; second story and gables, shingles. Shingle roof.

First story contains parlor, 13x14 feet; living room, 12x16 feet, with fire place and open stair case; dining room, 12x15 feet; kitchen, 11x12 feet. To cellar and up stairs from kitchen. Also closets, sink, etc. Pantry, 5x8 feet, and front porch, 7x10 feet.

Second story contains front chamber, 11 feet 6 inches by 13 feet; chamber, 10x15 feet, and chamber 10x12 feet 6 inches, all with closets; servant's room, 9x12 feet; bath room, 5x9 feet. Stairway closes off at landing with door, so there will be no trouble in heating first floor. Hot air pipes are put in for heating second floor, also gas pipes.

MODIFICATIONS: Change of kinds of woods in finish, change of size of house, rear porch at dining room door.

Estimate cost as shown here, without plumbing, mantels, grates or heating, hardwood finish for three rooms and stairs, pine for balance, \$1,450 to \$1,800.

See price list for cost of full plans, page 10.

DESIGN NO. 114.

FRAME one-story and attic dwelling. Size 28x30 feet over all. A cheap cozy cottage. Height of stories: First, 9 feet 6 inches; second, 8 feet. Square ceiling. Stone foundation. Cement bank shelf cellar under entire house 6 feet 6 inches deep. First story clapboarded; gables shingled. Shingle roof.

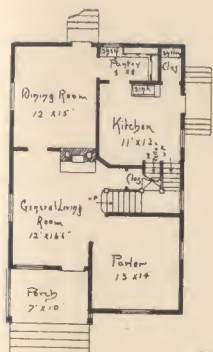
First story contains hall, 9x11 feet, with open stairs; sitting room (with bay) 12x15 feet 6 inches (with fire place) connecting with dining room, 10x14 feet, with sliding doors; kitchen, 11x13 feet, to cellar from same. China closet in dining room and cupboard in kitchen. Front porch, 6x16 feet.

Second floor contains, chamber, 12x13 feet; chamber, 8 feet 6 inches by 11 feet; and sewing room or chamber in front, 8 feet 6 inches by 9 feet 6 inches, with a neat plant balcony in front. Plenty of closets.

MODIFICATIONS: Bath room could be provided for by placing gable out at rear, so as to utilize space back of chamber now cut off by roof. Kitchen could be built back of present kitchen and same could be used as dining room, thus giving parlor, sitting room, dining room and kitchen, also pantry if desired, upon first floor. Cellar could be stoned to bottom and arranged for heating by furnace.

Estimate cost as shown here, no mantels or grates, pine finish is \$900 to \$1,200.

See price list for cost of full plans, page 10.



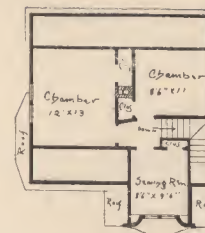
First floor Plan



Second floor Plan



First floor Plan



Second floor Plan



DESIGN NO. 121.

FFRAME one and a half story cottage. Size 18x38 feet over all. A neat design for a 25 foot lot. Height of stories: First 9 feet; second 8 feet. Shelf cement bank cellar under living room 8x14 feet, 6 feet 6 inches deep. Stone or brick foundation. First story sides clapboarded; second story shingles or clapboarding. Gables shingled. Shingle roof.

First story contains vestibule, 4 feet 6 inches by 5 feet 6 inches; sitting room, 12x14 feet; living room, 11 by 13 feet 6 inches; kitchen 10x11 feet 6 inches, and pantry 5x6 feet. Cellar from kitchen; up stairs from living room. Rear and front porch.

Second story contains front chamber (with bay) 13 feet 6 inches by 14 feet; chamber, 11x9 feet 6 inches; and closets.

MODIFICATIONS: Rear part could be carried up so as to have two more small chambers over kitchen. Fire place could be put in sitting room and living room if desired.

Estimate cost as here shown, all pine finish, \$700 to \$900.

See price list for cost of full plans, page 10.

DESIGN NO. 136.

FFRAME one story and attic cottage. Size 25x40 feet over all. This is a one story cottage. Something a party occasionally desires. There is no room for show in this plan, all for every day use. Height of stories, 10 feet and two rooms can be finished off in attic 12 feet wide and 8 feet high. Square ceilings with light at each end. Brick or stone foundation. Cement bank shelf cellar 6 feet 6 inches deep under bed room and kitchen. Sides clapboarded. Shingled gables and roof.

First story contains vestibule, 4 feet 6 inches by 8 feet; sitting room, 13 feet 6 inches by 14 feet; dining room, 12x13 feet 6 inches; kitchen, 9 feet 4 inches by 12 feet, and two bed rooms, one 10x10 feet, and one 8x11 feet 6 inches with closets to each. To cellar and attic from kitchen; pantry 4x7 feet; front porch 8x10 feet.

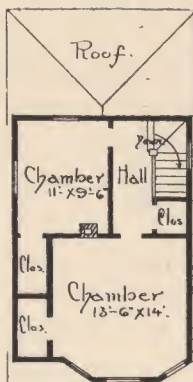
MODIFICATIONS: Two rooms finished in attic. Fire place in sitting room. Another room on rear and full cellar under part of house.

Estimate cost as here shown \$800 to \$1,000.

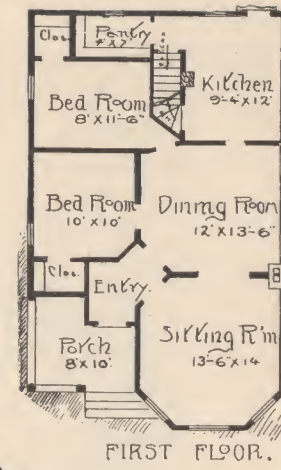
See price list for cost of full plans, page 10.



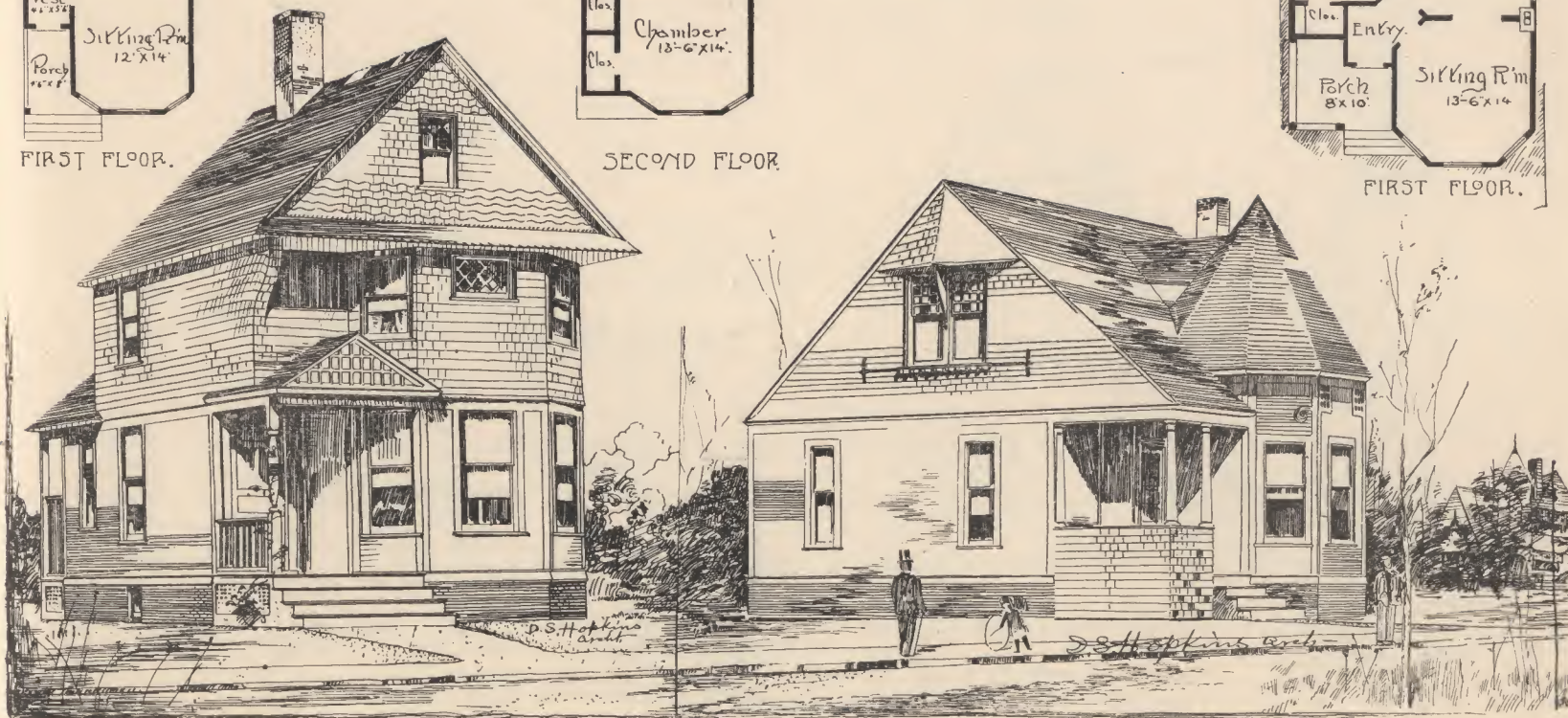
FIRST FLOOR.



SECOND FLOOR.



FIRST FLOOR.



DESIGN NO. 122.

FFRAME two-story cottage. Size 24x30 feet over all. Height of stories: first, 9 feet; second, 8 feet. Cement bank shelf cellar 6 feet 6 inches deep under living room and kitchen. Stone or brick foundation. First story sides clapboarded; second story shingles or clapboarding. Gables shingles. Shingle roof.

First story contains hall 6 feet 6 inches by 8 feet, stairs from same; sitting room, 12x13 feet, with fire place; living room, 12x14 feet, with bay; kitchen, 9 feet 6 inches by 12 feet, and pantry 3x6 feet.

Second story contains front chamber 12x13 feet, and alcove 6 feet 6 inches by 9 feet 6 inches; rear chamber, 11x14 feet, and one 8x9 feet 6 inches, and closets.

MODIFICATIONS: Another room could be added back for kitchen and pantry, and present kitchen used for dining room, and change all around. Bath room could be put over kitchen in this change if desired.

Estimate cost as here shown, pine finish, no mantels or grates, \$800 to \$1,100.

See price list for cost of full plans, page 10.

DESIGN NO. 123.

FFRAME one story and a half cottage. Size 20 feet 6 inches by 40 feet over all. Height of stories: first, 9 feet; second, 8 feet. Stone or brick foundation. Cement bank shelf cellar under main part 6 feet 6 inches deep. First story sides clapboarded; second story shingles. Shingle gables and roof.

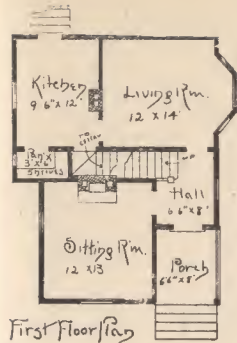
First story contains hall, with open stairs, 7x10 feet 6 inches; sitting room, 12x14 feet, with fire place; dining room, 12x12 feet; kitchen, 10x11 feet; pantry, 5x7 feet.

Second story contains chambers in front 9x15 feet 6 inches and 9 feet 6 inches by 10 feet 6 inches; side chamber, 9 feet 6 inches by 12 feet; bath or store room, 5 feet 6 inches by 7 feet 6 inches.

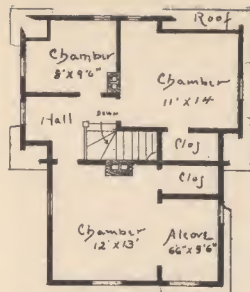
MODIFICATIONS: Stone foundation under main part of house. Rear part could be changed so as to get another room if desired.

Estimate cost as here shown, pine finish, no mantels, grates or plumbing, \$800 to \$1,000.

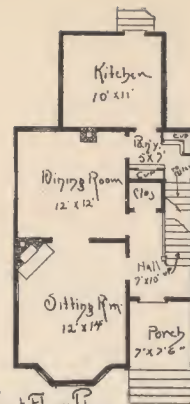
See price list for cost of full plans, page 10.



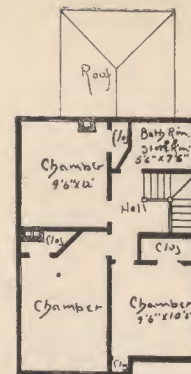
First Floor Plan



Second Floor Plan



First Floor Plan



Second Floor Plan



DESIGN NO. 129.

FRAME two-story cottage. Size, 20x33 feet over all. A very complete little cottage for a narrow lot. Height of stories: First, 9 feet; second, 8 feet 6 inches; stone foundation; cellar under living room, bed room and kitchen. Stone to cellar bottom; first story sides clapboarded, second story and gables shingles. Shingle roof.

First story contains entrance and stair hall, 6 feet 6 inches by 10 feet; parlor, 10 feet 6 inches by 12 feet; living room, 12x12 feet; bed room, 9 feet 6 inches by 10 feet; kitchen, 9x12 feet; pantry, 4x6 feet 6 inches.

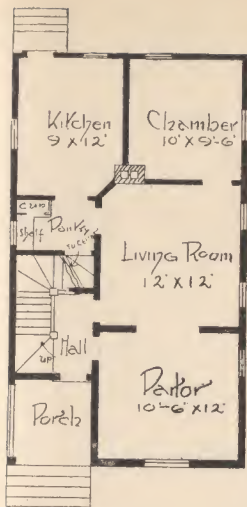
Second story contains front chamber, 10 feet 6 inches by 12 feet; one back, 9 feet 6 inches by 12 feet; child's room, 6x10 feet, and closets to all.

MODIFICATIONS: House could be made larger throughout if desired. Fire-place could be built in living room if required. Estimate cost as here shown, pine finish, \$800 to \$1,000.

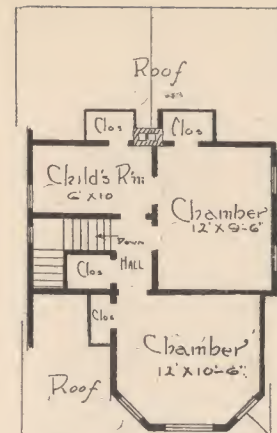
See price list for cost of full plans, page 10.

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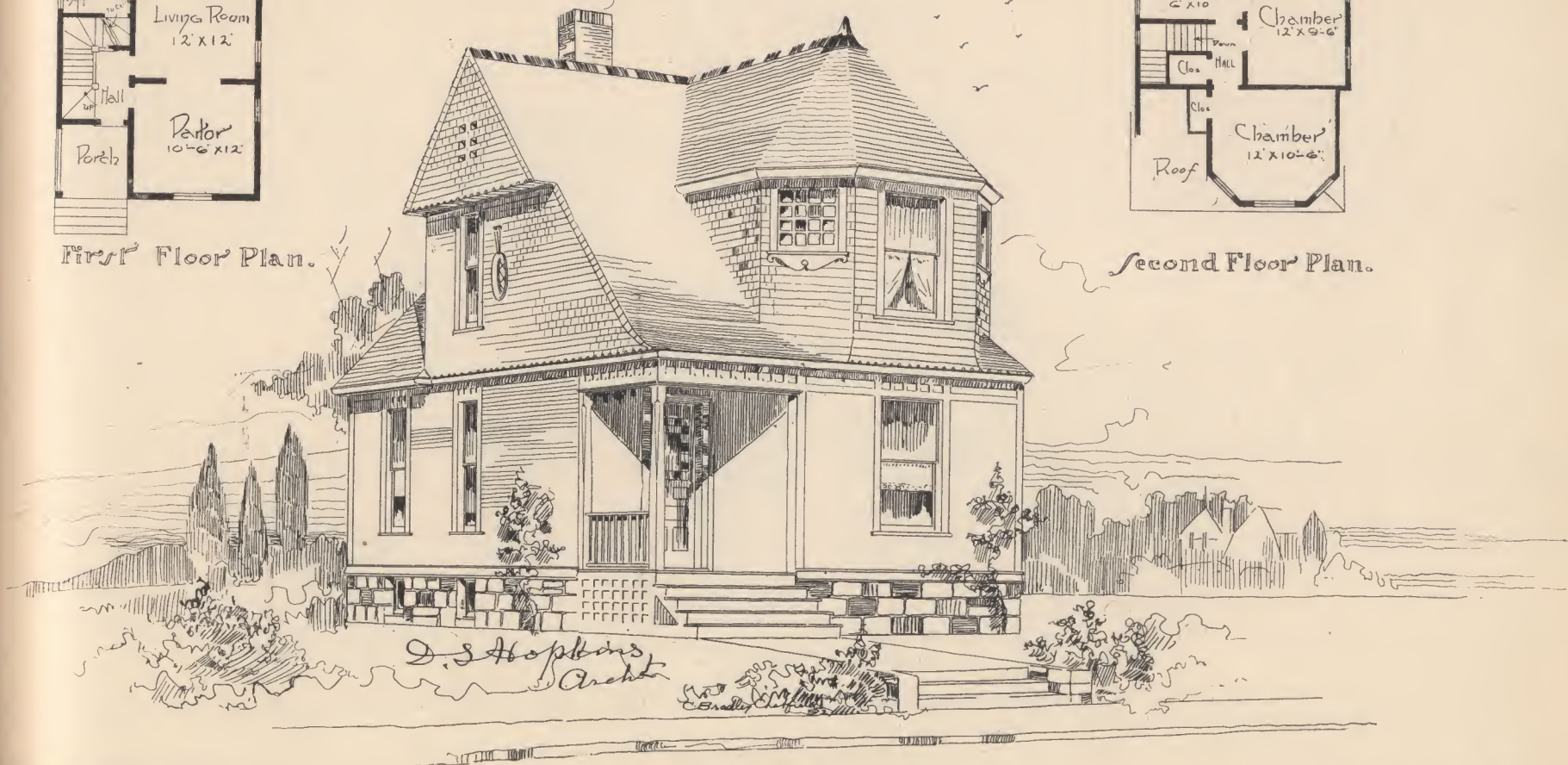
For changing shingles to clapboards on exterior of any design or reversing of plans, no extra charge will be made.



First Floor Plan.



Second Floor Plan.



DESIGN NO. 130.

FRAM E two-story cottage. A pleasant little house for party of moderate means. Size 21x33 feet over all. Height of stories: first, 9 feet 6 inches; second, 8 feet. Stone or brick foundation. Cement shelf bank cellar 6 feet 6 inches deep. First story clapboarded; second story shingles. Gables ceiled and paneled. Shingle roof.

First story contains vestibule, 4x5 feet; parlor or sitting room, 12x13 feet 6 inches; sitting or dining room, 11 feet 6 inches by 12 feet, with bay and fire place; living room or kitchen, 12x13 feet; pantry, 5x9 feet. Front porch.

Second story contains front chamber, 11 feet 6 inches by 12 feet; one 9x12 feet; one 8x12 feet, and closets to each.

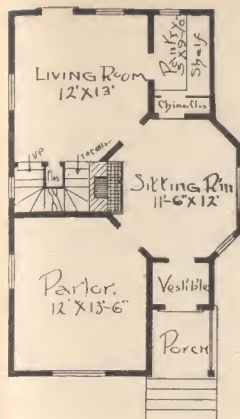
MODIFICATIONS: Build a one-story wing back for kitchen, and use living room for dining room, and a bath room could be arranged for upon second floor if desired.

Estimate cost as here shown, pine finish throughout, no mantels, grates or heating, \$900 to \$1,200.

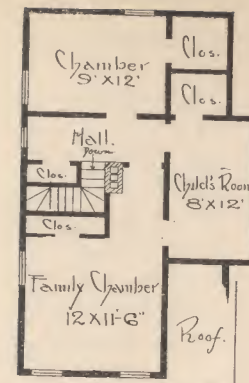
See price list for cost of full plans, page 10.

The lowest estimate of cost is in accordance with price list of material and labor as given on page 7, and by comparing with your local prices you can ascertain the cost of any of these buildings in your vicinity.

For changing shingles to clapboards on exterior of any design or reversing of plans, no extra charge will be made.



First Floor Plan.



Second Floor Plan.



DESIGN NO. 134.

FFRAME two-story cottage. Size 26x52 feet over all. Height of stories: first, 9 feet; second, 8 feet 6 inches. Stone foundation and cement bank shelf cellar under kitchen, dining room, chamber and sitting room 7 feet deep. First story clapboarded; second story shingles or clapboarded. Shingled and paneled gables. Shingle roof.

First story contains entrance and stair hall 6 feet 6 inches by 12 feet; parlor, 12x13 feet 6 inches; sitting room, 13x14 feet; chamber, 11x11 feet 6 inches; dining room, 11x13 feet 6 inches; kitchen, 10x11 feet; pantry, 4x6 feet; kitchen closet. To cellar from kitchen. Back and front porches.

Second story contains front chamber 12x13 feet 6 inches, and two rear chambers, one 11x13 feet and one 10 feet 6 inches by 13 feet, with closets to all chambers.

MODIFICATIONS: Stone foundation and cellar under entire house. Fire place in sitting room. Second story over rear part carried up so as to give chamber and bath room. Rear stairs, etc.

Estimate cost as here shown, all pine finish, \$1,400 to \$1,800.

See price list for cost of full plans, page 10.

DESIGN NO. 135.

FFRAME one and a half story cottage. Size 25 feet 6 inches by 29 feet. Height of stories, 9 feet 6 inches and 8 feet. Brick foundation and cement bank shelf cellar 6 feet 6 inches deep under the rear part of house. Sides clapboarded. Gables shingles. Shingle roof.

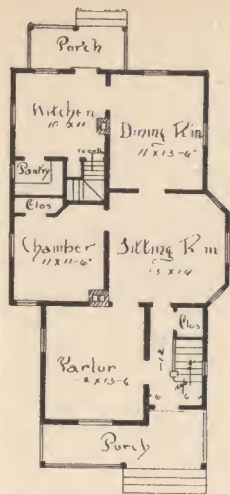
First story contains hall 5x7 feet 6 inches; sitting room, 12x15 feet; dining room, 12x14 feet; kitchen, 10x11 feet; pantry, 4x6 feet. Up stairs from front hall. To cellar from kitchen. Rear and front porches.

Second story contains two chambers, each 12x15 feet, and closets.

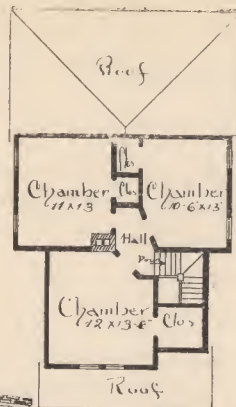
MODIFICATIONS: Stone foundation and cellar under entire house. Fire place in sitting room. Addition on rear for kitchen and present kitchen used for chamber by changing cellar and pantry entrances, and turn rear porch into closet.

Estimate cost as here shown, pine finish, \$700 to \$900.

See price list for cost of full plans, page 10.



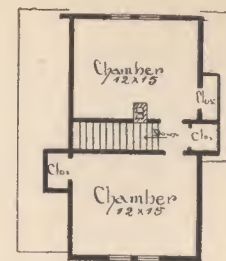
FIRST FLOOR



SECOND FLOOR.



FIRST FLOOR



SECOND FLOOR



DESIGN NO. 137.

FRAME story and a half cottage. Size 18x41 feet 6 inches over all. This is for a narrow lot expressly. Height of stories—first, 9 feet 6 inches; second, 8 feet. Brick or stone foundation. Cement bank shelf cellar under living room 6 feet 6 inches deep. First story sides clapboarded. Gables, dormer bay and roof, shingles.

First story contains vestibule, 4 feet 6 inches by 5 feet 6 inches; parlor, 12x14 feet; dining room, 13x14 feet, with fire place; kitchen, 11 feet 6 inches by 12 feet; pantry, 5x7 feet 6 inches, and store closet, 3 feet 6 inches by 5 feet. Stairs from living room. To cellar from kitchen. Front porch.

Second story contains front bay chamber 13x17 feet; chamber back, 10x10 feet 6 inches; rear chamber, 8 feet 6 inches by 9 feet 6 inches, and a room 6x8 feet—can be used as servant's room or bath room—and closets to each.

MODIFICATIONS: Cellar under whole house. Build on another room in rear for kitchen and change rooms so as to have a parlor.

Estimate cost as here shown, pine finish, no plumbing, mantels or grates, \$900 to \$1,100.

See price list for cost of full plans, page 10.

DESIGN NO. 138.

FRAME one and a half story cottage. Size 28x36 feet over all. A very pleasant cottage. Would make a good summer resort cottage. Has a large porch 8x18 feet, brick or stone foundation, cement bank shelf cellar under kitchen and dining room 6 feet 6 inches deep. Height of stories: First, 9 feet 6 inches; second, 8 feet. First story sides clapboarded; second story and gables shingles. Shingle roof.

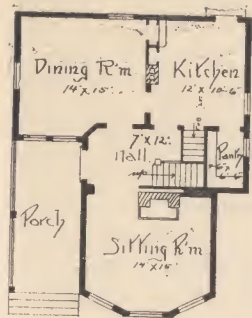
First story contains entrance and stair hall 7x14 feet; sitting room, 14x15 feet, with fire place; dining room, 14x15 feet; kitchen, 10 feet 6 inches by 12 feet; pantry, 4 feet 6 inches by 6 feet 6 inches.

Second story contains front chamber 13x15 feet; chamber, 14x15 feet; chamber, 10 feet 6 inches by 10 feet 6 inches, with closets.

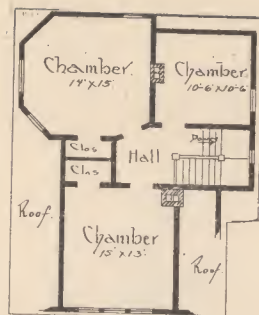
MODIFICATIONS: For a permanent dwelling, build on back another room for kitchen if desired. Bath room could be arranged for on second floor. Full cellar under rear part or the whole house.

Estimate cost as here shown, pine finish, no mantels, grates or heating, \$900 to \$1,100.

See price list for cost of full plans, page 10.



FIRST FLOOR PLAN.



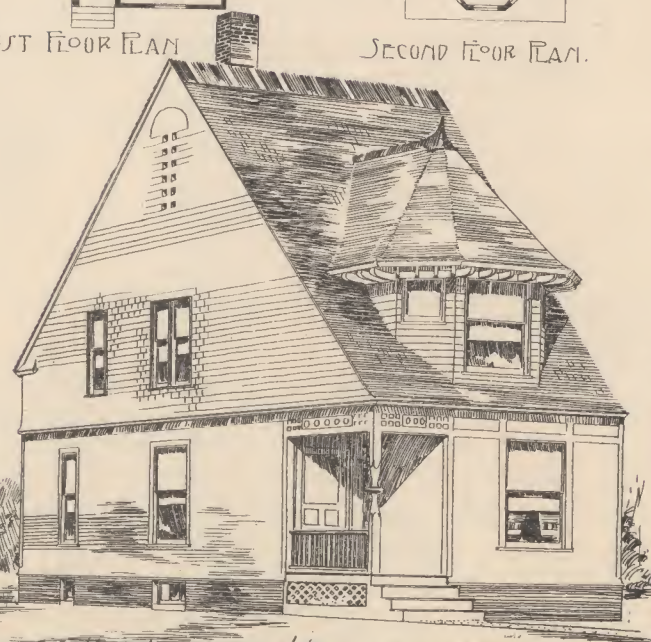
SECOND FLOOR PLAN.



FIRST FLOOR PLAN.



SECOND FLOOR PLAN.



DESIGN NO. 139.

FFRAME two-story dwelling. Size, 30x39 feet over all. Height of stories: First, 9 feet; second, 8 feet 6 inches; stone foundation, and to cellar bottom under main part of house 7 feet deep. Sides first story clapboarded; second story and gables shingles; shingle roof.

First story contains entrance hall and stair hall, 8x10 feet; sitting room, 13x14 feet (with fire-place); dining room, 11x15 feet; kitchen, 11x11 feet; pantry, 5x8 feet; chamber, 11x14 feet, with closet, rear and front porch.

Second story contains front chamber, 11 feet 6 inches by 13 feet; chamber, 11x11 feet 6 inches; chamber, 11x11 feet; bath room, 5x7 feet.

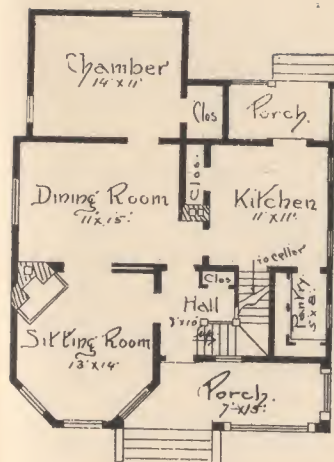
MODIFICATIONS: First floor chamber could be turned into dining room and closet changed to form entrance between kitchen and dining room, then the design would contain full suit of rooms. The chamber wing could be carried up two stories and another chamber made of it. Fire-place in sitting room could be changed into dining room if desired.

Estimate cost as here shown, pine finish, no plumbing, mantels, grates or heating, \$1,400 to \$1,700.

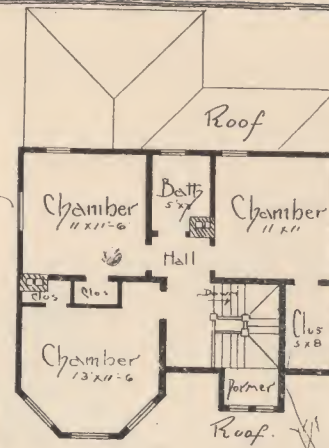
See price list for cost of full plans, page 10.

The lowest estimate of cost is in accordance with price list of material and labor as given on page 7, and by comparing with your local prices, you can ascertain the cost of any of these buildings in your vicinity.

For changing shingles to clapboards on exterior of any design or reversing of plans, no extra charge will be made.



FIRST FLOOR PLAN



SECOND FLOOR PLAN



DESIGN NO. 142.

FRAME two-story cottage. Size, 23x36 feet over all. Height of stories: First, 9 feet; second, 8 feet 6 inches.

Stone foundation; cement bank shelf cellar under whole house 7 feet deep. Sides clapboarded entire, or shingles second story. Shingle gables and roof.

First story contains entrance and stair hall, 6x13 feet; sitting room, 12x15 feet, with fire-place; dining room, 11x14 feet; kitchen, 10x12 feet; pantry, 5x9 feet; kitchen closet, and to cellar from kitchen; rear and front porch.

Second story contains front chamber, 12x15 feet; study or library, 6x9 feet, opening on to balcony, 5x9 feet, two rear chambers, one 11x11 feet, and one 10x10 feet, with closets.

MODIFICATIONS: Cellar stoned up from bottom. Fire-place in dining room and in front chamber second floor.

Estimate cost as here shown, pine finish, no mantels, grates or heating, \$900 to 1,200.

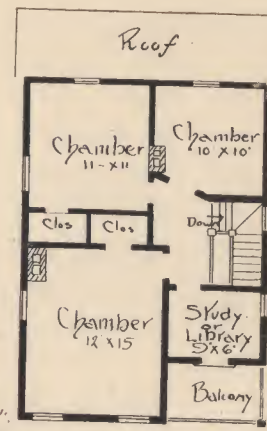
See price list for cost of full plans, page 10.

The lowest estimate of cost is in accordance with price list of material and labor as given on page 7, and by comparing with your local prices you can ascertain the cost of any of these buildings in your vicinity.

For changing shingles to clapboards on exterior of any design, or reversing of plans, no extra charge will be made.



FIRST FLOOR PLAN



SECOND FLOOR PLAN



DESIGN NO. 157.

FFRAME two-story cottage, size 27x37 feet over all. Height of stories: first, 9 feet; second, 8 feet 6 inches. Stone or brick foundation, and cellar under dining room and kitchen 7 feet deep. First story sides clapboarded; second story shingles or clapboarding. Shingle gables and roof.

First story contains stair hall 10x11 feet; parlor, 13x17 feet, with fire place; dining room, 12 feet 6 inches by 15 feet 6 inches; kitchen, 11x11 feet 6 inches; pantry, 4 feet 6 inches by 10 feet. To cellar from kitchen.

Second story contains front chamber 13x17 feet, and two chambers, one 10x15 feet 6 inches, and one 11x11 feet 6 inches, with closets to each.

MODIFICATIONS: Cellar could go under entire house. Fire place in dining room. Pantry could be carried up same as main house and bath room made of space for second story, with a few minor changes upon second floor.

Estimate cost as here shown, pine finish, no mantels, grates or heating, \$1,000 to \$1,400.

See price list for cost of full plans, page 10.

DESIGN NO. 158.

FFRAME two-story cottage. Size 26x52 feet over all. A cozy home for the cost. Height of stories: first, 9 feet; second, 8 feet 6 inches. Stone or brick foundation. Bank shelf cellar under dining room and kitchen 7 feet deep. Sides clapboarded; gables panels and shingles. Shingle roof.

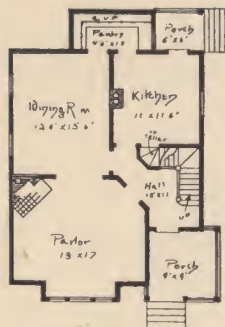
First story contains entrance and stair hall 7x12 feet; parlor, 12x13 feet 6 inches; sitting room, 12x14 feet— with fire place; chamber, 10x12 feet, with closet; dining room, 11 feet 6 inches by 13 feet 6 inches, with china closet; kitchen, 10 feet 6 inches by 11 feet, with closet, cupboards, etc., complete. Rear and large front porch.

Second story contains front chamber 12x13 feet 6 inches, with alcove, 4x7 feet 6 inches, and two chambers back, each 11x12 feet, with closets to each and storage under wing roof.

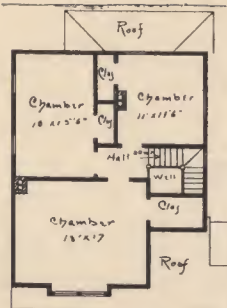
MODIFICATIONS: Cellar could go under whole house if desired. Rear wing could be carried up one-half story and room used for chamber and bath room, and rear stairs could be provided.

Estimate cost as here shown, pine finish, no mantels or grates, \$1,300 to \$1,700.

See price list for cost of full plans, page 10.



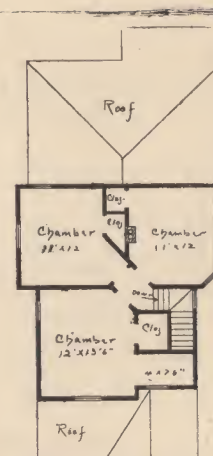
First Floor Plan



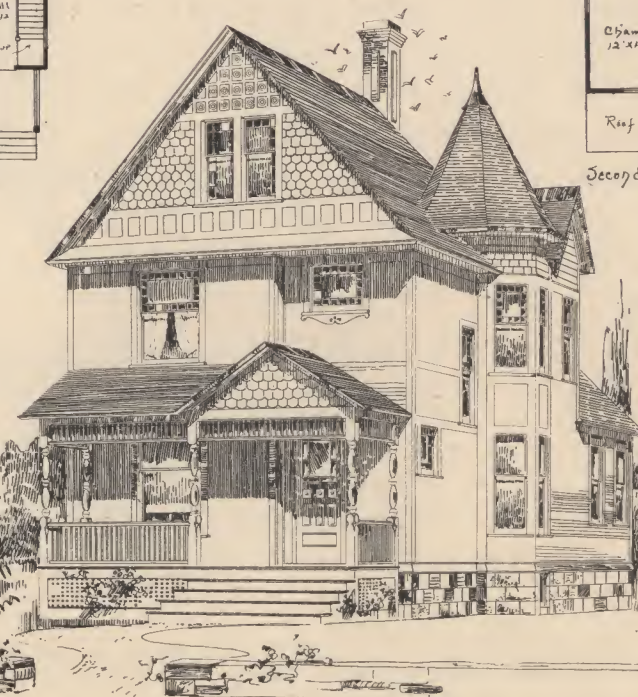
Second Floor Plan



First Floor Plan



Second Floor Plan



DESIGN NO. 159.

FRAME one and a half story summer cottage, size 32x48 feet over all. Height of stories: first, 9 feet; second, 8 feet 6 inches. No cellar. Set on posts or piers. Sides, gables and roof all shingles.

First story contains sitting room 14x18 feet, with fire place, cloak closet and open stair case; living or dining room, 13x17 feet, with fire place; kitchen, 11x12 feet 6 inches, with open air space between main part and kitchen 4 feet wide; pantry off from kitchen, 4x6 feet 6 inches and rear porch; front porch, 9x27 feet 6 inches.

Second story contains two chambers, one 12x17 feet, and one 13x15 feet, with closets; a nice balcony for these chambers, 9x13 feet. This cottage is to be plastered throughout. Plain pine finish.

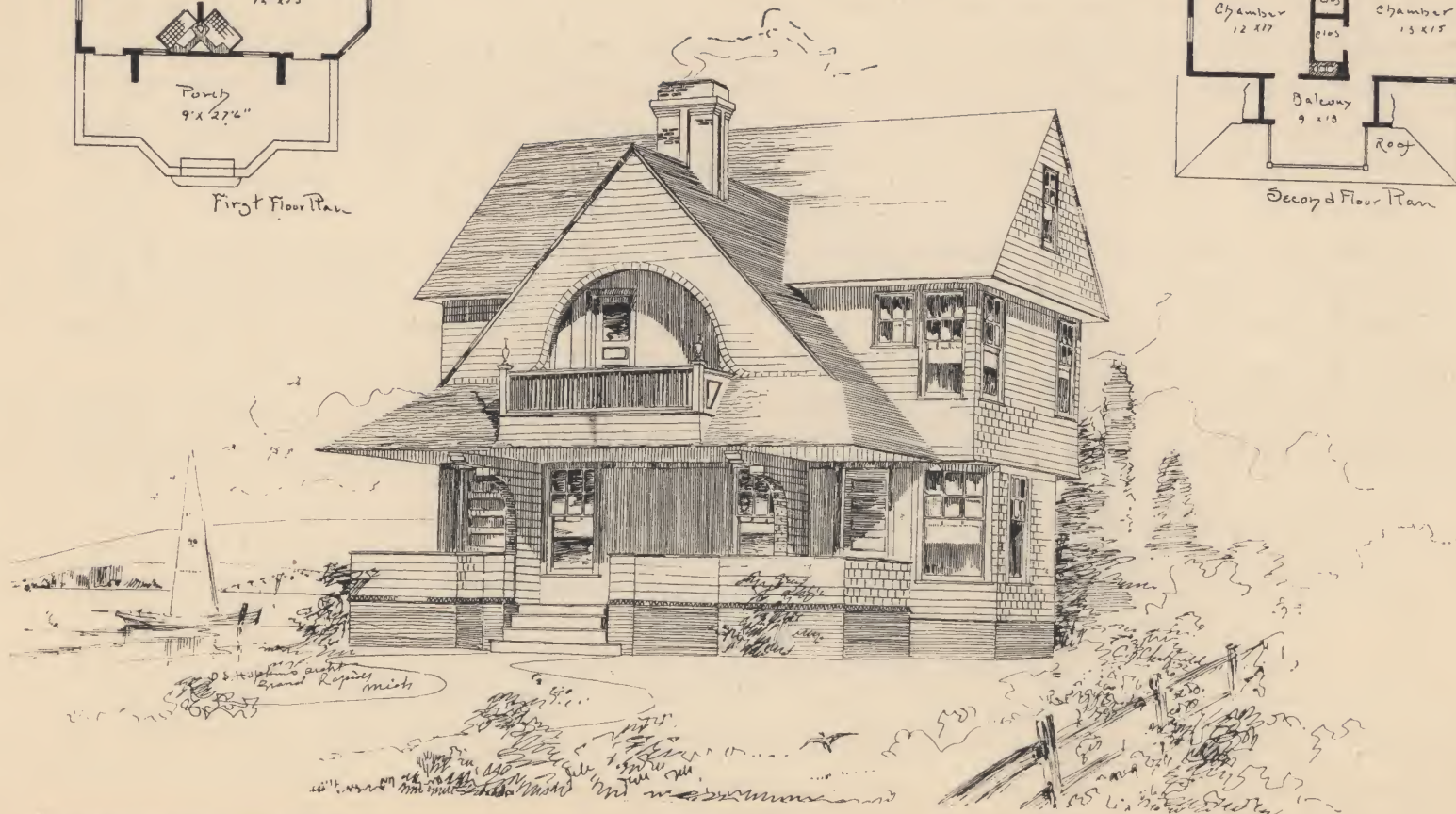
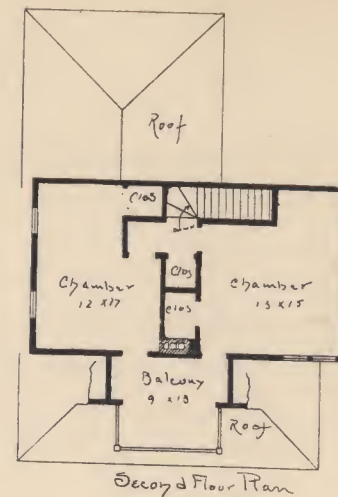
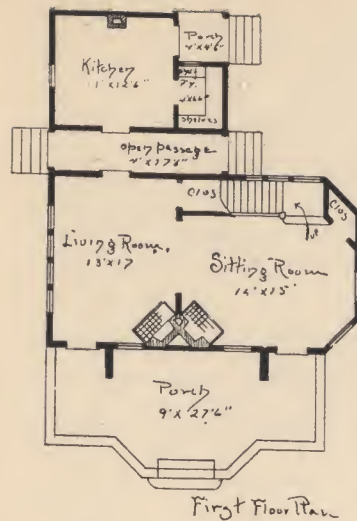
MODIFICATIONS: House could be set on foundation with small cellar. Rear can be carried up so as to get another room if desired. First story can be clapboarded in place of shingles. Can be ceiled up interiorly instead of plastered.

Estimate cost as here shown, brick face fire places, \$700 to \$1,000.

See price list for cost of full plans, page 10.

The lowest estimate of cost is in accordance with price list of material and labor as given on page 7, and by comparing with your local prices you can ascertain the cost of any of these buildings in your vicinity.

For changing shingles to clapboards on exterior of any design or reversing of plans, no extra charge will be made.



DESIGN NO. 161.

FRAME one-story and attic summer cottage, size 32x58 feet over all. Height of stories: first, 10 feet; second, or attic, finished size of rooms given, 9 feet. No cellar. Set on posts or piers. First story ship-lap, double faced. Second story and gables shingles. Shingle roof.

First story contains sitting room 13 feet 6 inches by 15 feet, with fire place; dining room, 13 feet 6 inches by 16 feet; two back rooms on each side, 8x9 feet. Back of main part is an open porch, with stairs to second story, back of which is a kitchen 10x13 feet; pantry, 4x5 feet, and small porch. Kitchen is provided with tile chimney, starting from bracket support. Large, wide front porch.

Second story contains three chambers and closets. Front chamber, 10x15 feet; one 10x11 feet, and one 10x13 feet. In order to get good circulation through these rooms the main partitions are to be only 7 feet high of double-faced ceiling, set vertically and capped. All the finish of this cottage is in wood. No plastering. Everything is to show planed surface throughout the finish. Second floor double faced—joist and studding dressed wherever in sight. Second story ceiled, placed on under side of collar beams and down to plate line.

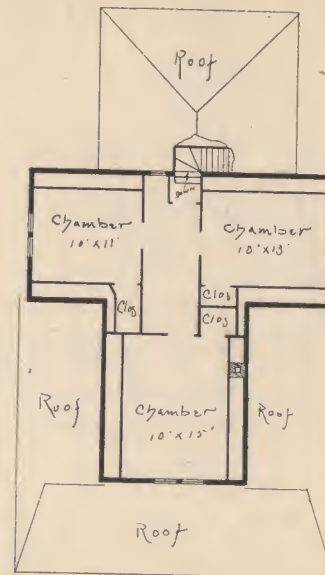
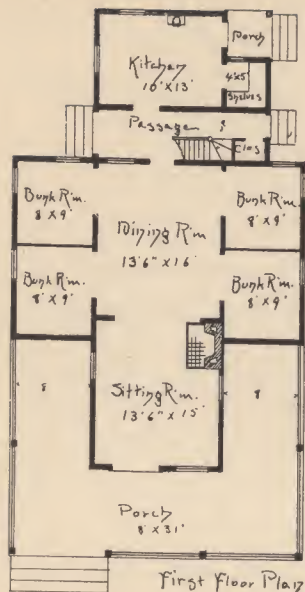
MODIFICATIONS: Small cellar could be put under house, and house could be placed on foundation. Main part could be made higher so side windows could be placed over lean-to roof. Building could be enlarged if desired.

Estimate cost as here shown, brick fire place and hearth, \$500 to \$800.

See price list for cost of full plans, page 10.

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For changing shingles to clapboards on exterior of any design or reversing of plans, no extra charge will be made.



Second floor Plan



DESIGN NO. 162.

FRAME one and a half story sea side summer cottage. Size 29x49 feet over all. Height of stories: first, 10 feet; second, 9 feet 6 inches. No cellar. Set on posts or piers. First story sides German siding or ship-lap. Second story, ship-lap or shingles. Shingle gables and roof. All wood finish interiorly, double-face, including siding and second floor, etc., so all wood in sight will be dressed.

First story contains hall 7x12 feet, and stair case; sitting room, 13x15 feet; dining room, 13x15 feet, with fire place, virtually all one room, but can be portiered off so as to appear as two; passage to kitchen and laboratory off from same, 3 feet 6 inches by 5 feet, and fuel room or closet back; kitchen, 10x12 feet, and pantry, 4x6 feet 6 inches. Back porch and large front porch.

Second story contains front chamber 12x13 feet 6 inches; one back, 12x14 feet, with closet and two small chambers, one 8x9 feet 6 inches, and one 7x8 feet, and front flower and vine balcony.

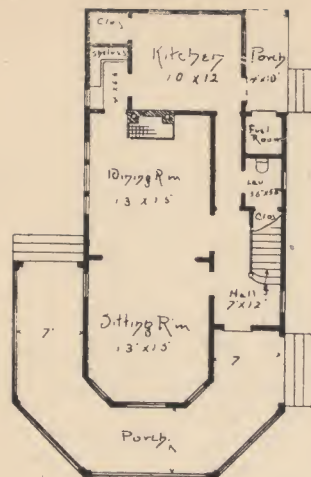
MODIFICATIONS: Stone foundation. Small cellar. Lath and plaster for all the year around cottage. A 6-foot wide covered balcony could be formed in front over porch if desired.

Estimate cost as here shown, pine stair case and hardwood rail, brick hearth and fire place, no plumbing, \$400 to \$600.

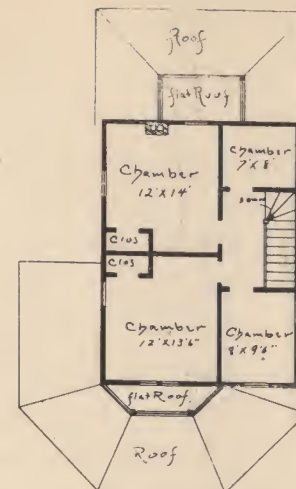
See price list for cost of full plans, page 10.

The lowest estimate of cost is in accordance with price list of material and labor as given on page 7, and by comparing with your local prices you can ascertain the cost of any of these buildings in your vicinity.

For changing shingles to clapboards on exterior of any design or reversing of plans, no extra charge will be made



First Floor Plan



Second Floor Plan



DESIGN NO. 163.

FRAME one-story and high attic summer cottage. Size 34x52 feet over all. Height of stories: first, 10 feet; second, 8 feet. No cellar. Set on posts or piers. Sides enclosed with ship-lap or German siding, double-faced.. Second story and gables sheated up with dressed and matched material, face side in and shingles outside. Shingle roof. All interior sight work to be dressed. Second floor double-faced, and all studding dressed and second story joist. All partitions ceiled up, one side with double-faced material.

First story contains sitting room 15x16 feet; dining room, back, with fire place, 12x15 feet, and at one side two small chambers, each 9 feet 6 inches by 10 feet. Stairs from dining room. Kitchen, 10x15 feet; pantry, 4 feet 10 inches by 8 feet; bath room, 5x8 feet. Store room and rear porch. Large front porch 8 feet wide on three sides.

Second story contains two chambers, one 14x15 feet, and one 9 feet 6 inches by 11 feet, and large hall, 10x11 feet. In front over the porch is a fine balcony, 5x25 feet.

MODIFICATIONS: Could be set on foundation and small cellar provided. Could be lathed and plastered throughout and made a comfortable all-the-year-around dwelling.

Estimate cost as here shown, no plumbing, with brick fire place, hearth, etc., \$600 to \$800.

See price list for cost of full plans, page 10.

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For changing shingles to clapboards on exterior of any design or reversing of plans, no extra charge will be made.

DESIGN NO. 164.

FRAME one and a half story cottage. This is a pleasant arrangement, where the housewife does her own work, as the kitchen is as pleasant as the parlor, fronting the street in the same way and front door can be reached from same without going through any other room. Size 28x33 feet over all. Height of stories: First, 9 feet; second, 8 feet. Stone or brick foundation. Cement shelf and bank cellar under hall, kitchen and dining room 6 feet 6 inches deep. First story clapboarded; second story and gables shingled. Shingle roof.

First story contains parlor, 13x12 feet (with fire place); stair hall, 6 feet 6 inches by 12 feet with vestibule entry, same from kitchen; entrance, 3 feet 6 inches by 4 feet 6 inches; dining room, 12x12 feet; kitchen, 11x11 feet; and pantry, 4 feet 6 inches by 6 feet; rear kitchen porch, and good size side entrance porch, 5x16 feet.

Second story contains front chamber, 12x13 feet; rear chamber, 11x13 feet; with closets and storage room.

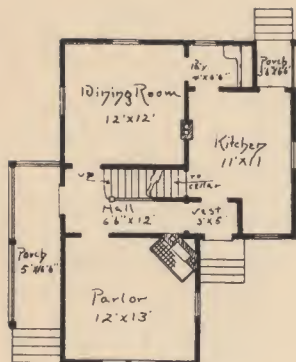
MODIFICATIONS: Could be generally enlarged and cellar stoned up under entire house. Stories could be made higher. Height of house could be changed. Bath room could be put in place of storage room.

Estimate cost as here shown, no mantels, grates or heating, \$800 to \$1,100.

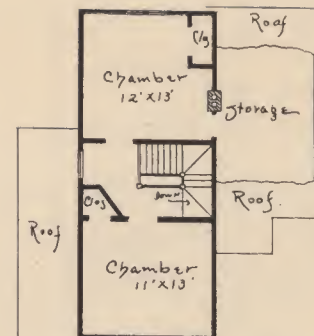
See price list for cost of full plans, page 10.

The lowest estimate of cost is in accordance with price list of material and labor as given on page 7, and by comparing with your local prices, you can ascertain the cost of any of these buildings in your vicinity.

For changing shingles to clapboards on exterior of any design or reversing of plans, no extra charge will be made.



First Floor Plan



Second Floor Plan



DESIGN NO. 170.

FFRAME two-story cottage. Size, 30x48 feet. Height of stories: First, 9 feet; second, 8 feet 6 inches. Stone or brick foundation. Cement bank shelf cellar under kitchen and dining room 7 feet deep. First story sides clapboarded; second story, clapboarding or shingles. Gables shingled. Shingle roof.

First story contains stair hall 9 by 10 feet 6 inches; parlor, 12x14 feet; sitting room 14x15 feet 6 inches (with fire place); chamber, 10 feet 6 inches by 12 feet; dining room, 11x14 feet; kitchen, 10x11 feet, china closet and cupboards. Front porch, 6x21 feet and small side porch.

Second floor contains front chamber, 11 feet 6 inches by 18 feet; chamber, 12x12 feet; and one 12x15 feet with closets.

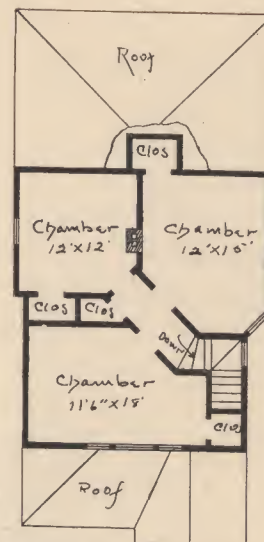
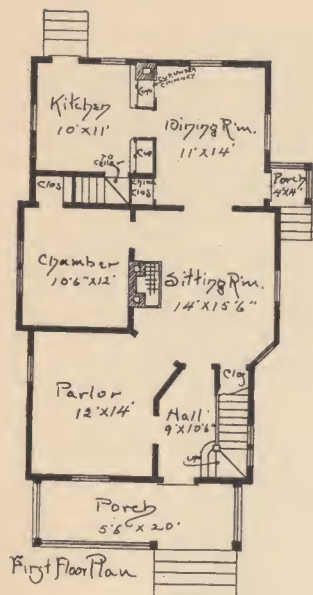
MODIFICATIONS: Cellar under whole house. Fire places in two chambers second story if desired. Rear part could be carried up and two more chambers and bath room. Rear stairs.

Estimate cost as here shown, pine finish, no mantels or grates, \$1,400 to \$1,600.

See price list for cost of full plans, page 10.

The lowest estimate of cost is in accordance with price list of material and labor as given on page 7, and by comparing with your local prices you can ascertain the cost of any of these buildings in your vicinity.

For changing shingles to clapboards on exterior of any design or reversing of plans, no extra charge will be made.



Second Floor Plan

DESIGN NO. 176.

FRAME two-story cottage. Size 25x40 feet over all. A very economical house for room it contains. Height of Stories: First, 9 feet 4 inches; second, 8 feet 4 inches. Stone foundation, and cement bank shelf cellar under whole house 6 feet 6 inches deep. First story clapboarded; second story shingles or clapboarded. Shingle gables and roof.

First story contains reception hall or sitting room, 10 feet 6 inches by 15 feet 6 inches, with front stairs from same. This room is adjoining parlor or living room, 12x13 feet with large portiere opening and has a fire place. Dining room, 10x14 feet; kitchen 11x11 feet; kitchen closet, cupboards, etc.; rear and front porches.

Second story contains two front chambers, one 9x10 feet 6 inches; one 11x13 feet; two back, one 9x14 feet; one 8x11 feet; with closets.

MODIFICATIONS: House can be enlarged. Fire place in dining room. Bath room arranged for upon second floor. Stone cellar under whole house.

Estimate cost as here shown, no mantels, grates or heating, \$1,000 to \$1,200.

See price list for cost of full plans, page 10.

DESIGN NO. 177.

FRAME one and a half story cottage. Size, 26x38 feet over all. Height of stories: First, 9 feet 6 inches; second, 8 feet. Brick foundation. Cement bank shelf cellar under whole house 6 feet 6 inches deep. First and second stories sides clapboarded. Gables and roof shingles.

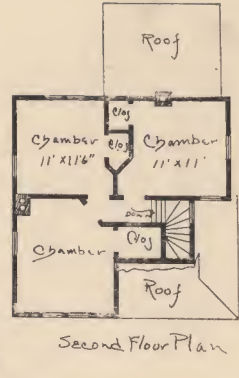
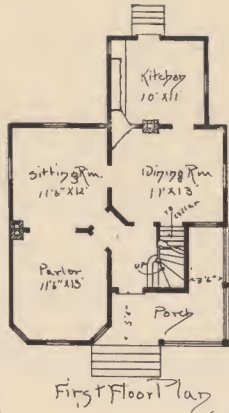
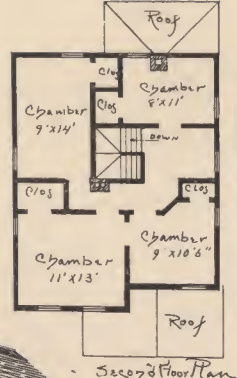
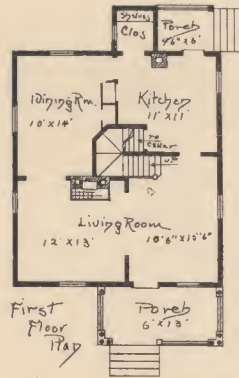
First story contains stair hall, 7x8 feet 6 inches; parlor, 11 feet 6 inches by 13 feet; sitting room, 11 feet 6 inches by 12 feet; dining room, 11x13 feet; kitchen, 10x11 feet with china closet, cupboards, etc.

Second story contains front chamber, 11 feet 6 inches by 13 feet; chamber, 11x11 feet 6 inches; one 11x11 feet with closets.

MODIFICATIONS: Stoned up cellar. Fire place in parlor and sitting room. Bath room could be arranged for in second story if desired. Porch on back with kitchen closet off from one end.

Estimate cost as here shown \$800 to \$1,000.

See price list for cost of full plans, page 10.



HOUSES AND COTTAGES.

DESIGNS NOS. 176 AND 177.

D. S. HOPKINS, Architect.

DESIGN NO. 178.

FFRAME one and a half story cottage. Size 26x32 feet over all. Height of stories: first, 9 feet; second, 8 feet. Stone or brick foundation. Cement shelf bank cellar under kitchen part 6 feet 6 inches deep. First story sides clapboarded; second story, shingles or clapboarding. Shingle gables and roof.

First story contains living room 13x14 feet 6 inches; chamber or parlor, 10x18 feet, with closet; kitchen, 11 feet 6 inches by 12 feet 6 inches, with pantry 4 feet 6 inches by 7 feet; rear stairs and to cellar from kitchen.

Second story contains two chambers, one 13x14 feet 6 inches, one 10x18 feet, with closets and storage room.

MODIFICATIONS: Fire-place in living room. Carry up rear part same as main and finish another chamber. Estimate cost as here shown, \$600 to \$800.

See price list for cost of full plans, page 10.

DESIGN NO. 179.

FFRAME two-story cottage, size 22x33 feet over all. Height of stories: first, 9 feet 2 inches; second, 8 feet 4 inches. Stone or brick foundation. Cement bank shelf cellar under entire house 6 feet 6 inches deep. First and second stories clapboarded. Paneled and shingled gables. Shingle roof.

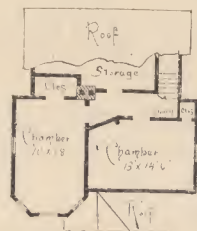
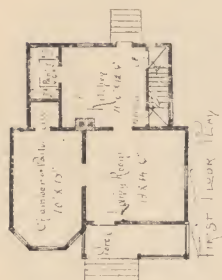
First story contains hall with front stairs 6x10 feet; parlor, 12x15 feet; living room, 10 feet 6 inches by 15 feet; kitchen, 10x15 feet, and pantry 4x9 feet.

Second story contains two front chambers, one 10x10 feet 6 inches and one 10x12 feet; two rear chambers, one 8x9 feet, and one 10x11 feet, with closets.

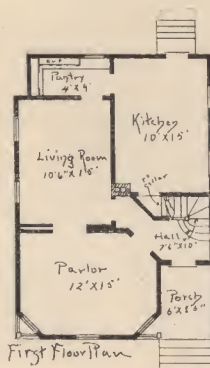
MODIFICATIONS: A kitchen can be built back of passage, kitchen and pantry, and present kitchen used as dining room, with slight change of openings.

Estimate cost as here shown, \$750 to \$900.

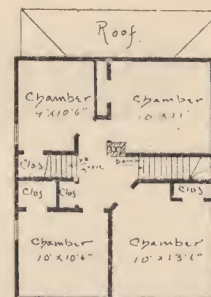
See price list for cost of full plans, page 10.



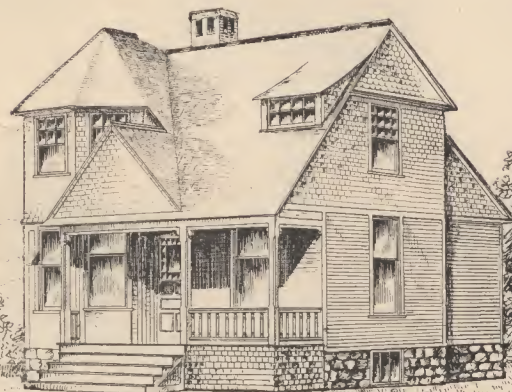
Second Floor Plan



First Floor Plan



Second Floor Plan



HOUSES AND COTTAGES.

DESIGNS NOS. 178 AND 179.

D. S. HOPKINS, Architect.

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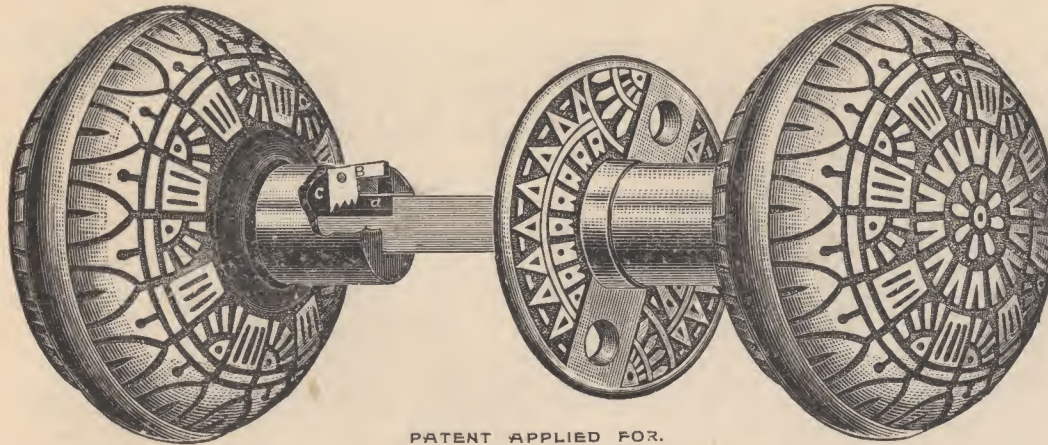


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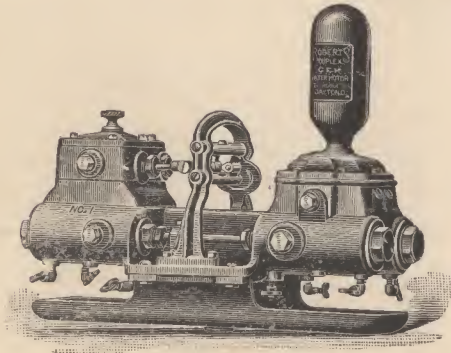
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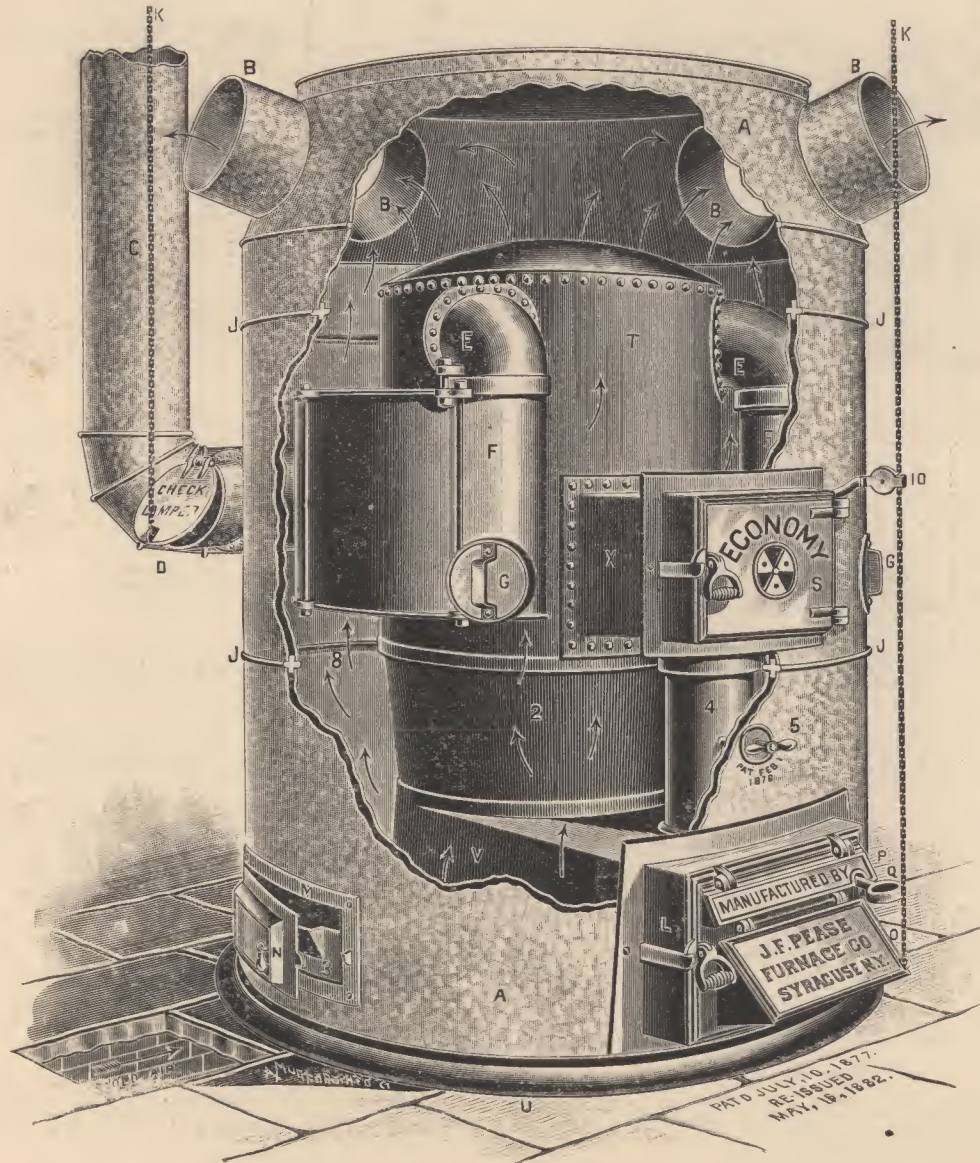
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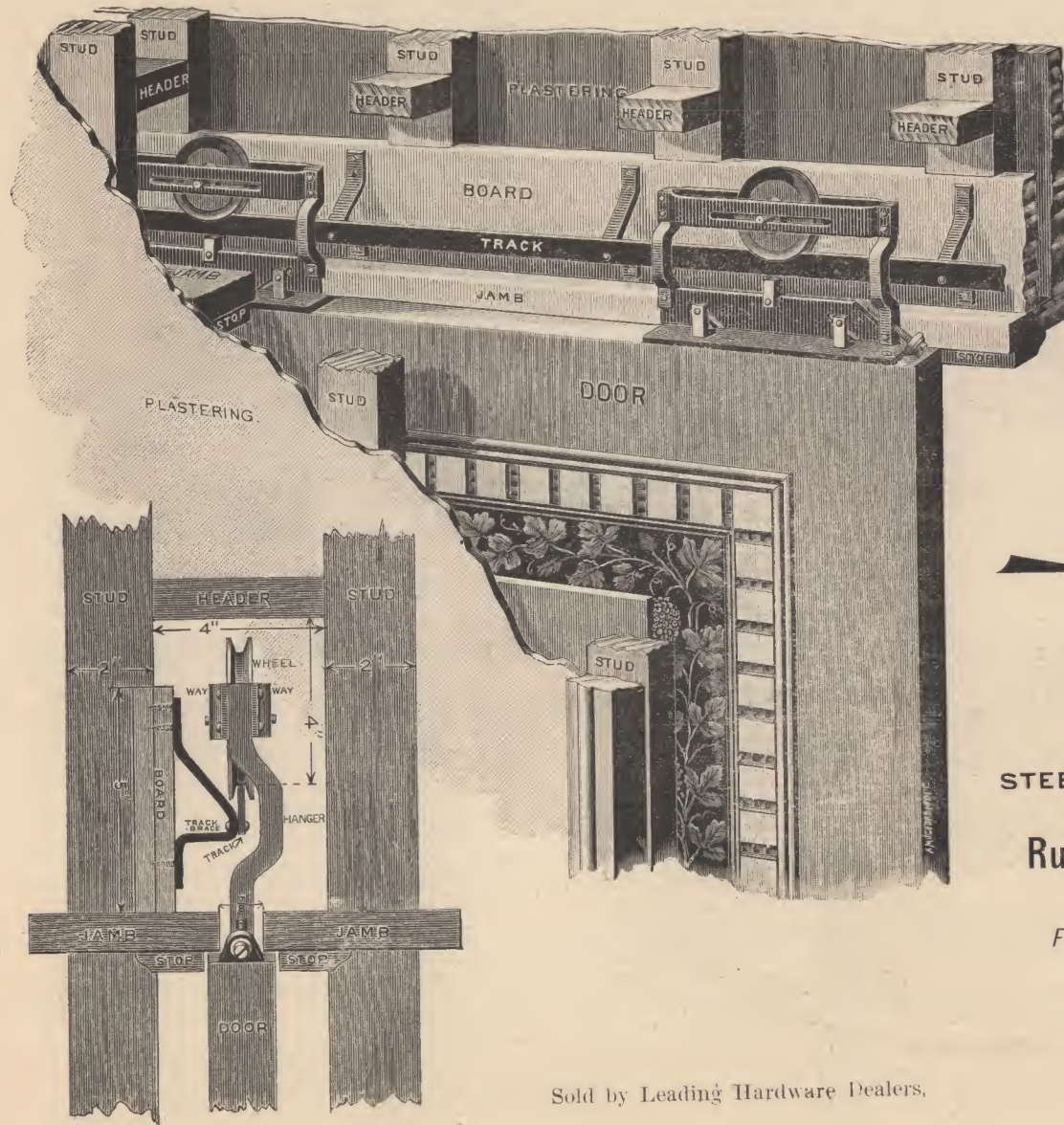
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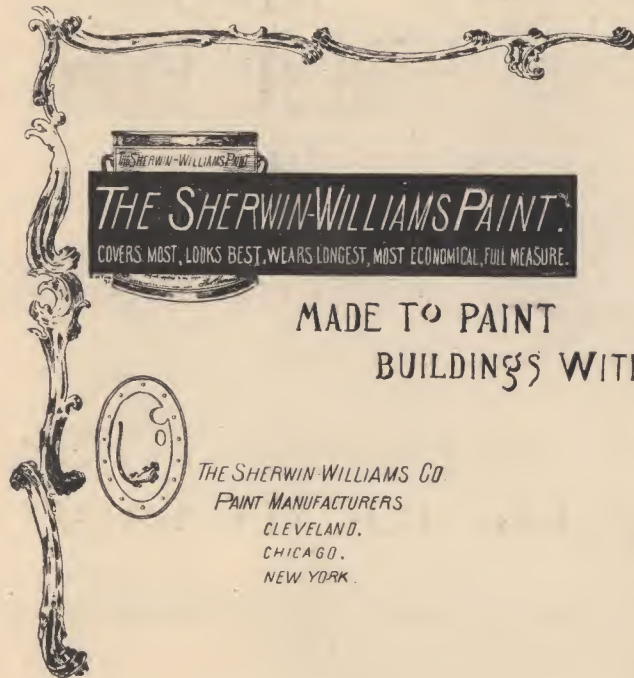
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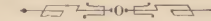
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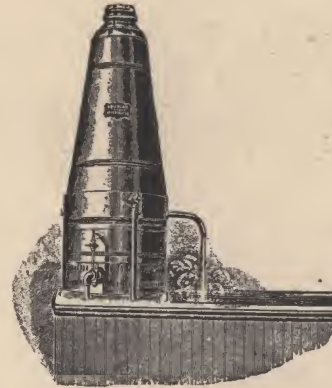
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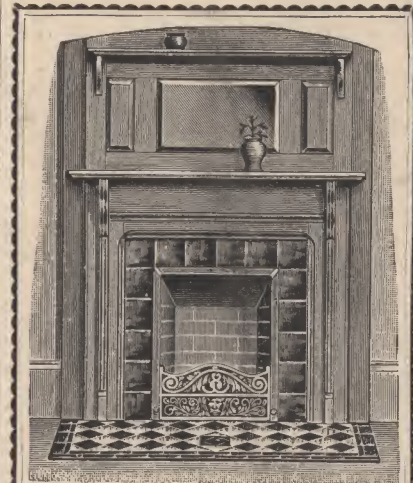
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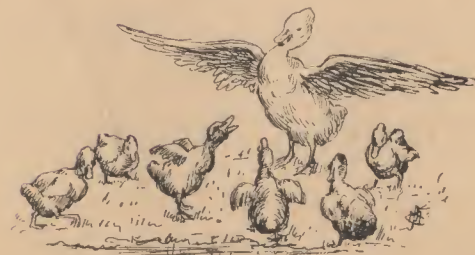
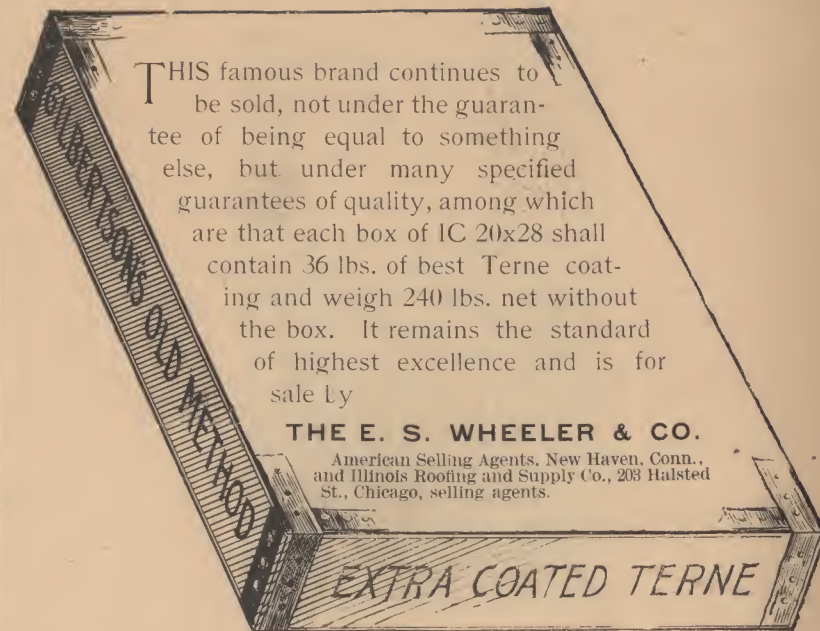
CHURCH'S ALABASTINE is recommended by the publisher of this work as being superior to kalsomine, or any of the coatings of that nature now on sale, or the washes as usually mixed by the painter for the purpose.

It is a cement that forms a coating that **HARDENS WITH AGE**, and may be **RECOATED** from time to time as long as desired. All kalsomine mixtures that depend on animal glue to hold them to the wall soften in a short time and require to be taken off to recoat, and are not healthful. Alabastine is a disinfectant, either used as a powder or as a coating. It also produces richer effects and can be stippled, combed or moulded in relief work, as well as used in plain brush work or the finest frescoing. The company furnish stencils, etc., on application, and to decorators they furnish designs to order at cost. It is sold in twelve tints ready for use. Practical men in plain wall work are also furnished with a decorator's circular containing forty shades, only three of which (under a decorators' brand) are sold, the other thirty-seven are made to order by the workmen from the three deep shades and decorators' white by measure. All this helps in finishing or refinishing a building, and is inexpensive—the most durable and beautiful.

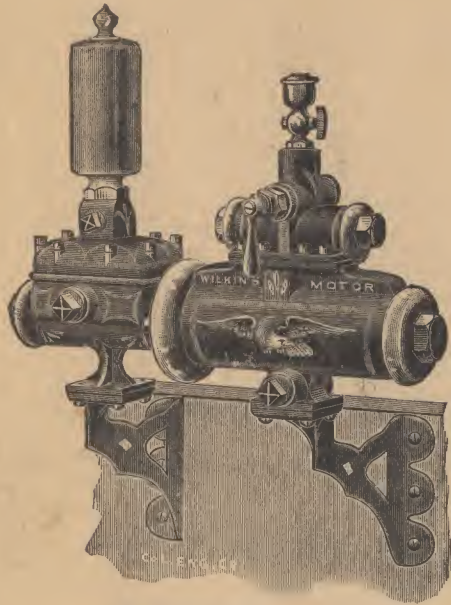
The latest make of Church's Alabastine is a dry powder ready for use by mixing in cold water, and at this writing is being put on sale with dealers in the eastern half of the United States in place of the original Alabastine, which is so well and favorably known but which had to be mixed with hot water. Some less satisfactory results were obtained with the original than with the cold water kind, as it very often happened that the water used was not boiling hot as directed, and as it was often kept longer mixed in water than directed. The cold water kind is easily mixed any minute and there is no need of mixing ahead, and the new kind will also remain in solution as long as the hot water kind and work so well that no previous preparation is needed to stop suction in any wall, and a good job is usually obtained with one coat. This is also made in deep colors, with which any depth of shade can be made.

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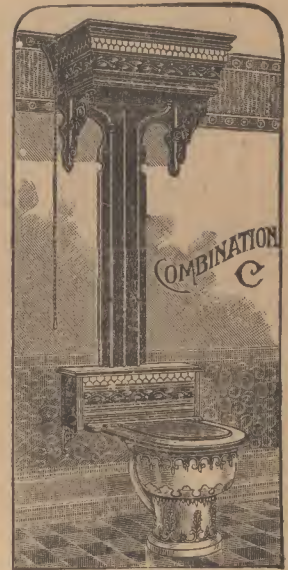
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